

Mull and Iona Community Trust
Minutes for the 273rd Board Meeting
Via Zoom - Monday 16th November 2020

Meeting started at 7.30 pm

By Zoom: Sandy Brunton (SB), Rob MacManaway (RM) Sue Hawkes (SH), Barry Whenman (BW), Derek Crook (DC), Joe Reade (JR), Hayley Gray (HG), Jane Griffith (JG)

Apologies: Ian Jones (IJ), Heather Waller (HW), Annie Hall (AH) (Mull Community Council)

In Attendance: Moray Finch (MF), Mairi Greig (MG), Pamela Venters (PV)

Notes from directors not present:

IJ advised by email his support for the funding applications within special items 8.4, 8.5 and 8.6

1. Welcome, Apologies and AOB

Apologies noted.

AOB's - RM asked if the Gantry site purchase could be included in tonight's meeting. MF would like to discuss asset transfer of Craignure car park.

SB proposed that as SH has stood down from nominated representative of Mull Community Council that we co-opt Sue onto the Board. RM proposed and HG seconded. He also proposed the same for JG and JR proposed and DC seconded. He confirmed this means that SH and JG are now technically co-optees until the AGM at which time they will need to formally stand down and be eligible for re-election.

MF confirmed that the application to the Scottish Land Fund for Pennyghael School House was approved; once all the documentation has been signed and returned the legal processes for purchase can start. NB This information is press embargoed until 30th November 2020.

2. Approve Minutes – Monday 12th October 2020

No corrections and BW proposed the minutes and JR seconded.

• **Review actions from previous minutes**

Item 2, care home feasibility – this may move up the Agenda with AH now on board.

Item 3, risk register – still to be circulated.

Item 4, AGM – MG confirmed all in hand. AGM to be on Zoom and will be set up so anyone wishing to join has to register before they are sent the Zoom link. There will be some brief presentations from staff members on what has happened over the last year April 2019- March 2020. Any voting needing to take place on the night we can use a polls option on Zoom with only members available to vote.

Papers will be available on the Website. We have a facebook 'job post' for a volunteer Board Director for MICT which has generated an amazing response. Further information to be sent to these people to show the level of commitment expected/required.

Item 5, training opportunities – done.

Item 6, short term lease consultation – circulated.

Item 7, community land research project – MF declined this as no time to respond any further at this stage.

• **Sign previous minutes (SB)**

3. Declarations of Interest and Register of Related Parties

SB explained and reminded all if there are any changes to e-mail back to the office regarding Trustees' interest relating to the work of MICT.

4. Finance

4.1 Finance Report

The Finance Standing Committee have looked at the report PV had presented. PV read out the Financial Report; not much change from previous month with improvements continuing to be made. Finalised Accounts waiting to be received from auditors which can then be approved by the board. She went on to explain that the Finance Standing Committee had reviewed the cashflow figures from April this year to where we are now and confirmed there had been some significant improvements through a number of grants being awarded and improved income over the past few months. For example, the occupancy of Nonhebel Park has increased from initial projections.

**Actions from
Board Meeting**

1. Keyworker accommodation – follow up meeting arranged
2. Arrange meeting to discuss feasibility for care home (MF) C/F
3. Risk Register – to be circulated for each project director to review, and still to be added to monthly agenda pack.
4. AGM – MG to send out further information to interested potential directors with a follow up phone call.
5. Training – training opportunities now circulated.
6. Short Term Lease Consultation – have submitted response to consultation.
7. Community land research project – declined at this stage.
8. Due Diligence Policy re: donations – to be prepared. MF
9. Joe McFadden to look at currency allowed on Website donations, together with on-line membership applications from outside of UK

MF explained also that the Finance Committee discussed the need for a Due Diligence Policy which is a new Policy to be prepared to carry out due diligence on any donations received, so that we are happy that the source of the donation is ethical, moral and legal.

4.2 Membership Numbers

Two new island memberships together with three donations over the past month. DC asked about Associate Memberships; on-line application does not allow for a non-UK Post Code. MG has asked Joe McFadden to look into this, as the issue with the with the form on the MICT website, payment received through PayPal. SB also mentioned the amount of cash received from donations to the Calgary toilets for Friends of Calgary Bay; around £1500 in total which was a great result.

5 HR and Policies

5.1 Staff Reviews – Update

MG confirmed update in report. Main Project staff are now almost all reviewed.

5.2 Approval of Policies

No Policies to be amended or approved.

5.3 Confidential Item

Confidential item discussed and noted.

6 Strategy

6.1 Strategy Standing Committee

HG confirmed she had taken an action from the steering group to have another look at the strategy with better communication of what they are doing. She hopes to get this circulated by the time of the AGM.

7 Special Items

7.1 Resilience Committee

SB explained for the benefit of JG the role of the Resilience Committee and it's aims. Sian Scott (Fundraising Officer) has been looking into funding for a couple of different projects one of which is a Lottery project with a meeting lined up regarding Ardura for next week. There is also a video being prepared to publicise Castaways. MF confirmed this is in process with Hazel, Ewan and anyone working with MESS and Castaways working on this. This is to show people what we are doing in the shop to keep people safe, including hand sanitising, face mask wearing, screen round the counter area, quarantining of goods coming in and cleaning and steaming of items before going into the shop. SB also mentioned we have a MICT You Tube channel with various videos uploaded by MG. She has also managed to get Paypal to recognise that we are a charity and do not need to pay the usual charges by Paypal. MG added that now if anyone sells on Ebay they will notice that you can opt to donate a percentage of the sale price to charity, MICT is now listed as one of the charities sellers can choose to benefit. Hazel is looking to sell more items through Ebay.

8 Special Items

8.1 Recurring Actions List

Quaker Housing require a copy of our accounts, MF confirmed this will be done once accounts are approved in December.

8.2 General Managers Report

SB thanked both MF and MG for the extraordinary amount of work done to date. MF pointed out that Mull & Iona Community Enterprise (MICE – charity set up to represent the communities and was used to build the swimming pool at Isle of Mull Hotel) has not been included and he has been working to keep this on track. SB went on to explain that Crerar had received funding to refurbish the hotel but with no notice given to the community that they were closing the hotel and the swimming pool.

SB also thanked MF for taking part in the Community Land Scotland Webinar.

Under Item 12, BW asked about the sharing of the zoom licence for other groups and wondered whether the terms of the licence allows us to do this. We have received a donation in return for use of the zoom account and MG confirmed this is just our zoom platform facilitating their meetings, the group does not have access to our zoom password and therefore any other meeting details or recordings.

Under Item 14,; MF confirmed this £18K would be recycled into the next fund called the Community Recovery Fund which means we will have this to award. HG asked whether this could be accessed now and MF confirmed as long as it meets the criteria this could be accessed now. MF will share a link to the criteria to be used for this.

SB confirmed we will be meeting next week with the Council regarding the key worker accommodation to follow up on Item 18; both very supportive and encouraging and staggered at the occupancy of Nonhebel Park.

DGM Report

MG confirmed that interest in Nonhebel Park has been huge with a waiting list of people wanting storage or business units. She also confirmed we have potable water on site and the Council are happy that everything has been tested. JR asked if we could build more units at Nonhebel Park and MG confirmed we could if we can get more funding in place. She went on to explain that the most significant part of the funding used so far was from a Scottish Government Fund (Regeneration Capital Grant Fund) of £1.6 million. We could put another application into this Fund through Argyll & Bute Council to access this money, and does not need a match funder. So long as there is enough demand and need we could submit another application. SB asked if we need to look at the prospect of some more land; MG confirmed this was a possibility although there is space with a 940m2 development site which could be re-purposed with more business units and lock-ups with further planning. We also have part of the site with a larger 160m2 workshop intended.

SB asked about furlough and thought this was to be continued after 31st January; MG confirmed this was the case with the Job Support Scheme will come in until the end of March.

8.3 Draft Risk Register

RM confirmed nothing to add; MF explained we have only a draft Risk Register and this needs circulating to each of the board to discuss with members of the staff regarding particular projects. Then it should be reviewed every month to see if anything has changed.

8.4 Approval of application to Princes Countryside Fund

MF explained this is for operating costs for Community Transport for Ulva Ferry. DC proposed and BW seconded.

8.5 Approval of application to Community Climate Asset Fund

SB explained this is for the electric van; BW proposed and JR seconded.

8.6 Approval of RTIF Round 3 application (Shore Facilities)

SB explained this is for the Rural Tourism Infrastructure Fund for Ulva Ferry shore facilities of about £375K to fund shower/toilet facilities at Ulva Ferry. BW proposed and JR seconded.

SB congratulated JR and MF on their hosting of the ferry 3 part Webinar, which was a huge piece of work. He encouraged everyone to have a look at Mull Ferry Committee and the three presentations.

9 Steering Group Reports submitted in advance, discussed as noted below;

9.1 Ardura

MF is slightly concerned that this may be delayed if Scottish Forestry do not respond quickly once we have re-submitted the amended long term forest plan. From its initial submission they took 3 months to reply with comments, and Sylvaculture re-submitted it at the end of last week giving a very tight schedule between now and Christmas. If Scottish Forestry respond within one or two weeks, there is a high probability we could make progress with an auction this side of Christmas. HG suggested that we may be eligible to partner with Scotland – The Big Picture depending on the size of Ardura. They will offer guidance and support to partners. There was a short discussion regarding the subject of de-forestry and re-wilding generally following the Glen Aros estate purchase.

9.2. Childcare project

MF confirmed there is a meeting for Wednesday this week.

9.3. Nonhebel Park, Tobermory (MG)

Already discussed.

9.4. MESS (HC)

DC mentioned the volunteers have almost finished stripping out the present shop at Bunessan and the work of preparing it for re-modelling the shop. Quotes being obtained for new doors.

9.5. Ulva Ferry Housing (HMCD)

This is progressing well with the houses having been built; ground works progressing, MF confirmed the contractors following a break should be due on site. The Housing Minister has agreed to a virtual tour next week.

9.6. Ulva Ferry pontoon and shore facilities (CF)

Already discussed with report from Cally Fleming.

9.7. Ulva Ferry Community Transport (MF/JM)

9.8. Ranger Service & Eagle Partnership (JD & EW)

Report being prepared by Jan and Emily.

9.9. Key Workers Accommodation (BW/EF)

There will be another meeting next week.

9.10. Friends of Calgary Bay (MF/JD)

9.11. 1000 Voices project (MF)

9.12. Mull & Iona Community Councils

SB confirmed there is now a full complement of Councillors from Mull Community Council although only one for the Ross of Mull.

RM confirmed that the Renewals Project has had to be cancelled. If we are to qualify for the renewable heat incentive the Government couldn't give money for the equipment and machinery and it was too expensive to take out a loan.

There has been a planning application put in for new berthing facilities for the ferry at both Fionnphort and Iona with vertical bars for the ferry to lean against on the Iona side when the weather is rough although with these being at the same height as the restaurant roof.

Everyone is in favour of the project going ahead but need to modify the design. SB confirmed an update on this; there was a Harbour Committee meeting with the Council and design engineers and confirmed this is not the final application and they understand the height of the bars are too high.

10. Discussion items – as time allows

11. Any Other Business – Asset Transfer of Craignure Car Park

MF reminded everyone that earlier in the year when car parking charges were being proposed, there was a suggestion within the community for an asset transfer to take control of the car parks so that the Council could not impose car parking charges. We now know that that TRO has been withdrawn and the activists behind the campaign, primarily the Iona Community Councils with support from Elizabeth Ferguson have been pursuing a petition that was laid before the Petitions Committee and the Scottish Government to ensure through legislation that no local authorities in Scotland would ever be allowed to impose parking charges at a lifeline ferry port.

Iona Community Council were particularly stringent in pursuing the Petitions Committee to make sure the Islands Minister was under no illusion that he couldn't hide this issue behind the Islands Act and would have to make specific provision to prevent it happening again. The message is to raise the issue again of an asset transfer of the two car parks by MICT at Craignure and by SWMIDT at Fionnphort. If the Petitions Committee and Scottish Government take on board the content of the petition and do develop that legislation there should be no need for community ownership of those car parks. The likelihood is that if we took ownership we would have to impose car parking charges to generate revenue

for maintenance such as pot holes, surface marking, light bulb changing etc. MF concluded that he is not convinced yet that there is any merit in taking on a campaign for an asset transfer of the car parks. If the Government do not produce that legislation it may then be something to consider. SB agreed that we should wait to see if the Scottish Government commit to this legislation first.

Gantry Site Purchase - MF confirmed there has been no progress since March – there is an opportunity to save on the fixed costs of operating the gantry site by taking ownership and we had decided to do this without external grant funding. But we may need to consider this more carefully; this was a £10K capital expenditure to save a £1K per year revenue expenditure. SB agreed that this should be considered in the next stage.

11. Members Forum

The Convenor reserves the right to move this item on the agenda depending on items received, and to defer this or any other item to future meetings if time is short.

Meeting closed at 9.30pm

The next scheduled board meeting will be the AGM on Monday 14th December 2020 at 7.30 pm via Zoom.

Signed

Name **Sandy Brunton**

Date
