

**Mull and Iona Community Trust  
Minutes for the 276<sup>th</sup> Board Meeting  
Via Zoom - Monday 8<sup>th</sup> March 2021**

*Meeting started at 7.30 pm*

**By Zoom:** Sandy Brunton (SB), Rob MacManaway (RM) Sue Hawkes (SH), Ian Jones (IJ), Barry Whenman (BW), Derek Crook (DCr), Joe Reade (JR), Heather Waller (HW) Jane Griffith (JG), Gary Wiltshire (GW), John Innes (JI), John Maughan (JM), David James Currie (DJC).

**Apologies:** No apologies to note.

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

## **1. Welcome, Apologies and AOB**

Apologies from Fiona Wade. SB thanked the board and staff for their engagement and work going on behind the scenes.

SB reported some good news - one of our tenants at Ulva Ferry have had just their 4th child. The Board agreed to send a card and bunch of flowers by way of congratulations!

Sandy also noted success with the small business grant from the Council, for An Roth and Bunesan Castaways. The Islands Equivalent Payment, Strategic Framework Business Fund grant of £2,000 per month is backdated until January and will continue until lockdown is relaxed.

## **2. Approve Minutes – Monday 8<sup>th</sup> February 2021**

GW noted a few instances of missing words and other minor suggestions. DCr also noted the word Environmental should be added in front of Policy in Item 10 under Review actions.

SB noted a concern about the level of financial detail relating to the HR discussions. The board agreed that because this is confidential the information should not be included in the minutes.

The Board approved the minutes with the above noted amendments.

### **2.1 Review actions from previous minutes**

Risk register: RM has been in touch with everyone; a few points still to raise – include Directors of each steering group, secondly a time line for the risks – place the more sensitive ones at the top, thirdly risk which have been dealt with still need to be recorded. RM will issue an updated version. A brief discussion about housing allocation risk and RM will go back to Directors of Pennyghael housing. SB suggested once updated version has been looked at, tactical comments and the way it appears could be made then.

Online MICT membership: MG confirmed that applicants with an address outside of UK are now able to join as associate members.

Mortgage for Pennyghael Old School House: More on this in Moray's Board Report. JI noted that in due course MICT should consider options for re-mortgaging to reduce costs. We need to look at debt structure and how to optimise it going forward.

### **2.2 Matters Arising from previous minutes**

No matters arising.

## **3. Declarations of Interest and Register of Related Parties**

SB asked for any changes to be sent to MF.

## **4. Finance**

### **4.1 Standing Committee Report**

Committee Report has been approved by the Finance Committee. PV went through the Finance Report and responded to questions. JI highlighted something within the Chancellors budget - a 130% super write-off against investment expenditure and wondered if MICT would be eligible for this. It was thought this was for capital allowances and we may not therefore be eligible for this. JI and PV to investigate further.

### **4.2 Membership Numbers and Donations**

MF confirmed there have been two new membership applications which were discussed and approved.

## **Actions from Board Meeting**

1. RM to issue updated risk register
2. MF to prepare Care Home survey
3. MG to issue the full cost recovery spreadsheet to the Board
4. Due Diligence Policy re: donations – DCr prepare a first draft of the policy.
5. Finance - JI and PV to investigate a 130% super write-off.
6. MF to arrange hustings event.

## **5. HR and Policies**

### **5.1 Staff Reviews – Update**

MG confirmed update in report. No further reviews carried out since last board meeting. MG will arrange further reviews to be completed before the April meeting.

### **5.2 Approval of Policies**

No Policies to approve.

## **6. Strategy**

### **6.1 Strategy Standing Committee**

The Committee have met and agreed a further date. MF thanked GW for his input on this. Further discussion followed and it was agreed that the strategy document is looking really good. JI noted that it currently makes little reference to our Environmental aims.

## **7.0 Special Items**

### **7.1 Recurring Actions List**

MF noted that the only action pending is the annual inspection of the spare chains for the Ulva Ferry pontoon.

### **7.2 General Manager's Report**

Possible change of legal form was discussed by MF. Following the first meeting it was agreed that there is a need for a new legal form and that this requires ongoing consideration with any decision on this to be made at the next meeting on 15 March 2021.

There was a brief discussion around the level of post project management from a resource and cost point of view. MF noted that it would now be advantageous to plan for a Facilities Manager. HW also agreed and briefly explained how with the local schools, it was suggested a janitor covered all the schools, pre-empting future maintenance. Maybe the schools and MICT could work together on this by employing someone locally. SH noted that schools are able only to deal with emergency repairs at the moment.

Regarding the public toilets issue, MF confirmed the Council were allocated Scottish Government funding explicitly to help with the incremental cost of Covid compliance regarding cleaning. For the time being the matter is now closed, but confirmed the toilets will be open from 1<sup>st</sup> April. As an organisation MICT needs to advance lobbying of the Scottish Government to make this a statutory obligation/funding.

MF asked whether MICT should arrange a Zoom hustings in advance of the May elections; MF suggested this would be live-stream rather than by Zoom which could receive a larger audience. This was agreed by the board if required.

### **Deputy General Manager's Report**

MG confirmed she has received a response to the rural out of school care trial from the Policy team stating it would be going to the Ministers week commencing 8<sup>th</sup> March for review.

GW requested a copy of the full cost recovery spreadsheet. MG to issue this to the board.

### **7.3 Fund Raising Officer's Report**

Sian Scott's report was applauded by all present particularly the successful application to the Scottish Government's Islands Equivalent Payment, Strategic Framework Business Fund.

### **7.4 Approve Ecology Mortgage Application – Pennyghael Old Schoolhouse**

MF confirmed the Mortgage application to Ecology Building Society is at a slightly reduced rate of 4%. The board approved the application of the Mortgage.

### **7.5 Proposal to extend 1 x compound area at NP**

MG has submitted a comprehensive paper outlining the proposal. JI asked if the additional SSE charge was expected and MG confirmed that yes the high cost is consistent with the requirement to upgrade infrastructure away from the site as well as the actual connection. There was some discussion regarding the cost of the utilities services already on site and MG confirmed there are currently 3 landlords' supplies on site, and will investigate installing sub meters instead of new supplies. There was approval from the board for MG to investigate this further.

### **7.6 Ulva Ferry housing rent review email from HM 05/03/21 refers**

Following a comprehensive explanation from Helen MacDonald, she has produced a rent review policy and has put in a proposal for an increase below budget and policy. The board were in favour of this proposal for a 1% rent increase which on an exceptional basis was agreed due to the impact of the Pandemic on the local economy.

## **8.0 Steering Group Reports submitted in advance, discussed as noted below;**

### **8.1 Ardura**

JI noted the high cost of the proposed fencing contract; MF confirmed that the entire fence needs to be replaced and this is included in the financial forecast and budget.

### **8.2 Childcare project**

Already discussed – awaiting decision.

### **8.3 Nonhebel Park, Tobermory (MG)**

Already discussed with an extending waiting list and enquiries for storage containers.

***At this point JI has left the meeting due to technical issues.***

#### **8.4 MESS (HC)**

Lots of work going on to get ready for re-opening. MF confirmed the Castaways shop at An Roth is now open on Tuesdays and Saturdays, and the MESS van is now for sale. MF confirmed the sale of the van would go towards match funding for the new electric van.

#### **8.5 Pennyghael School House**

MF confirmed completion by end of March.

#### **8.6 Ulva Ferry Housing (HMcD)**

The next two houses should be arriving on 16<sup>th</sup> and 30<sup>th</sup> March (weather permitting).

#### **8.7 Ulva Ferry pontoon and shore facilities (CF)**

Cally Fleming still working hard on this.

#### **8.8 Ulva Ferry Community Transport (MF/JM)**

No questions raised.

#### **8.9 Ranger Service & Eagle Partnership (JD & EW)**

No questions raised.

#### **8.10 Key Workers Accommodation (BW/EF)**

MF confirmed no update.

#### **8.11 Friends of Calgary Bay (MF/JD)**

Nothing to discuss.

#### **8.12 1000 Voices project (MF)**

#### **9.13 Mull & Iona Community Councils (JM & RM)**

JM has sent out some notes. No questions asked.

### **6 Any Other Business**

RM asked Ardara Forest could include a natural burial site. He has approached a natural burial charity to see if this would affect the local water supplies etc. It was suggested Colin Morrison of NWMCWTC can provide advice. This was further discussed regarding depth of soil, animal disturbance and water supply.

JR noted that the possibility of the catamaran for the Craignure-Oban Route is being investigated with a detailed study by Strathclyde University paid for jointly by the seller and Mull and Iona Ferry Committee with money raised in a Crowdfunding campaign. Preliminary, positive response back from Strathclyde University with a report that the Catamaran will satisfy the MCA by some margin. Paul Wheelhouse has confirmed that Transport Scotland will consider the report before deciding whether to consider the option further.

*Meeting closed at 9.30pm*

*The next scheduled board meeting will be on Monday 12<sup>th</sup> April 2021 at 7.30 pm via Zoom.*

**Signed**

**Name**            **Sandy Brunton**

**Date**

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