

**Mull and Iona Community Trust  
Minutes for the 283rd Board Meeting  
Via Zoom - Monday 14<sup>th</sup> March 2022**

*Meeting started at 7.30 pm*

**By Zoom:** Sandy Brunton (SB), Rob MacManaway (RM), Barry Whenman (BW), John Innes (JI), Gary Wiltshire (GW), Sue Hawkes (SH), David James Currie (DJC), John Maughan (JM), Jane Griffiths (JG). Derek Crook (DCr) and Robert Cameron (RC) joined late

**Apologies:** Heather Waller (HW) and Kathryn Dyer (KD)

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

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

SB welcomed. Apologies from HW due to ongoing ill health. She hopes to return soon.

SB asked if anyone have interest in meeting in person next month. Most agreed that the next meeting, Covid permitting, will be in person with Zoom option for anyone who needs to attend remotely.

MG asked to add an HR issue to HR section 5.

MF stated that HMCD would like the Board to ratify Ulva Ferry Housing Rent increase tonight.

### **Approve Minutes – Monday 14<sup>th</sup> February 2022**

#### **2.1 Approval of previous minutes**

No corrections noted. JI proposed, BW seconded.

#### **2.2 Review actions from previous minutes**

Item 1; MF has had a response from the Grazing Committee and has forwarded the reply to factor.

Item 2; MG – ongoing.

Item 3; Done

Item 4; Done

DCr Joined

Item 5; On tonight's agenda

Item 6; Done

Item 7; Response email from A&B Council shared; ongoing.

Ardura Tax – MF stated that accountants have confirmed that Forestry Operations are not liable for corporation tax.

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

SB reminded everyone that declarations of interest are attached to the agenda and if anyone has any change in circumstance to please let MF know.

### **4. Finance**

#### **4.1 Standing Committee Report (SB, RM, JI, MF, PV, MG)**

Committee have not met but have approved the budget v actuals spreadsheet.

#### **4.2 Finance Reporting**

Nothing particular to report; everything is as anticipated. GW questions line 1 – will the better performance on support costs expect to continue? MG and PV stated that there is more income with some projects contributing directly to shared support and governance costs

RM states that Ian Jones' initials need to be removed from Finance Committee group. MF confirms that they will be removed for April agenda.

#### **4.3 Membership numbers and donations**

Short report. SB noted it interesting that a member then moves on to becoming an employee shows sympathetic attitude to the intention of community development.

### **5.0 HR and Policies**

#### **5.1 Staff Reviews – Update**

See Deputy Manager's report.

### **Actions from Board Meeting**

1. MF and MG to look at ways to record contingency amounts in the budget – c/f
2. MF/HMCD to further discussions with A&BC re vacant house - c/f
3. MF will form a short-term working group to meet and discuss investment from Ardura surpluses.
4. MF, JI, and SB to formulate questions to take to Aquaculture discussion.
5. MF to respond to ND re: land acquisition.
6. MF, MG, SB, RC, DJC, GW, and DCr to form a short-term working group to meet to discuss leadership roles in relation to Investing in Communities fund.
7. HMD to forward reasoning and thought process behind proposed house rental increases.

## **5.2 Policy Reviews –**

MG updated on confidentiality and data protection notices. MG stated that we will need a specific privacy notice for each specific reason. There is intention to create a website page with all each notices and put location of privacy notice on relevant paperwork.

AOB: MG – Staff reviews and appraisals have been put into Calendars by MG for MF to action.

MG –MG stated that mileage rate paid to volunteers and staff for travel costs is currently 40 pence/mile and has not changed since 2012. HMRC rate is 45pence/mile. MG asked the Board to consider increasing mileage rate to 45p/mile with caveat that travel be deemed necessary. MG gave data from 2019/20 travel expenses to show a usual year's costs and associated increase. SB proposes, JM seconded, and all agree to increase from 01 April 2022. BW recommended that if HMRC rate increases, the Board consider another increase at that time.

## **6.0 This section intentionally left blank.**

### **7.0 Special Items**

#### **7.1 Recurring Actions List**

SB asked about non-charitable trading and whether it is time to review? MF stated that there is nothing significant considered to be non charitable trading

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

JG stated that MF deserves a medal for sorting out the blocked septic tank at Ulva Ferry. All agreed. It is hoped that the issue has been resolved.

Discussion had re what amendments need to be made to our Articles of Association to ensure that they comply with the Community Right to Buy. Moray seeking advise from Community Land Scotland but is concerned re the requirement for minimum 20 or 10% (whichever is greater) of our members present at our AGM to have a quorum. As our membership number grow, this will prove more difficult.

MF advised that the changes that need to be made will be approved by various bodies (Scottish Land Fund, HIE, and More Homes division in the Scottish Government) to ensure they are happy with the changes. OSCR will also be consulted; however, OSCR shouldn't be concerned as the Objects won't change. If changes need their approval, it may take 2-3 months. Once the tasks have been completed, there is a notice period required for a special general meeting that will be observed, and an EGM will be held. GW requested that the Board be kept informed of any changes along the way; MF agrees that he can email all Board members through each step of the process.

RC joined the meeting.

Discussion re potential housing developments in Dervaig area, MF: having geographical spread of funds can mean that it is difficult to support multiple projects in what appears to be the same area. Local knowledge means that the two potential developments have different attributes and cover different housing needs. MF advised against any action to seek an agreement re the most suitable housing development for the area as he believes there is capacity at this stage for both developments to continue.

Water pipe insulation at Ulva Ferry, volunteers needed to participate in installation party for 2 to 3 hours, and to please volunteer if possible. Date yet TBD but thinking end of March. JG volunteered.

MF requested that any input or questions about the Facilities Manager position and job description be directed to him

Upcoming visit from Community Land Scotland as a networking meeting for the HIE Graduate placements in the area. No director input required.

JJ commended Harry Whitmore, our graduate placement on how well he is doing in the data research role.

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

Childminding information day 3 participants attended on Saturday, but 11 have been in contact. In total, 7 people have received further information about childminding. This is very encouraging, as Mull only has 2 registered childminders on the island at present, and one of these has just stopped. SB acknowledges that this is a strong positive result and is very positive for the island. MG agreed that it is positive that the Scottish Government has recognised that this issue is challenging and they have recognised that solutions still need to be found for areas such as ours.

MG drew attention to the regional climate action hub session on Friday, March 18th, which may be of interest to some Board Members. JG and GW expressed interest.

#### **7.3 Fundraising Officer's Report**

JJ noted that Sian is doing an excellent job as always. No other points raised or questions asked.

#### **7.4 Proposal for investment of Ardura surpluses – volunteers for sub-group**

MF reported that JJ and GW have volunteered, and MF will set up a meeting. SB wants to be added to the list; RM and RC have also expressed interest.

#### **7.5 Approval of Grant offer from Communities Mental Health and Wellbeing Fund**

SH proposed, JI seconded. All in favour.

#### **7.6 Discussion of aquaculture proposal (email 8 March refers)**

MF clarified that tonight's discussion is not to agree or disagree with the proposal, but to discuss whether to accept an invitation to meet. There are environmental, local, and socioeconomic issues to discuss. Questions need to be generated to take to a discussion; JM and SB would like to be involved in developing questions to take to the aquaculture discussion and to other involved parties.

#### **7.7 Request for MICT support for land acquisition (email 8 March refers)**

Concerns were raised that this activity may not be part of our strategic objectives; SB suggested that MICT offer advice as to how to draft a constitution to allow him to proceed on his own. [Objections were raised and noted about the subject of the sculpture as it promotes activities that go against our Rangers' message and ethos regarding otter worrying.]

#### **7.8 Investing in Communities Fund (GW/MF)**

GW gave background to put into perspective. The idea of a Strategic Management seems a good fit with this fund, and because a bid for the fund needs to be put in by mid-April, the topic was included in the agenda for tonight's meeting. JI supports grant proposal but stated that care needs to be taken with the proposed new role. SB posited whether the intention improving the skills level on the island, and of having appropriate jobs for well-qualified returnees to the island is motivation behind the creation of the post. DCr noted as well that the balance needs to be finely tuned. SB proposes that a short-term working group could work out some of the questions that have been posed. SB, RC, DJC, DCr to join MF, MG, and GW to form a short-term working group.

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

##### **8.1 Ardura (MF)**

No questions raised. RC stated that it is good news that there is not Corporation Tax.

##### **8.2 Ardura Community Wellbeing Project (RF)**

No questions raised. Good to see social media posts about different groups visiting the woodland.

##### **8.3 Childcare/Out of School Care project (JW)**

No questions raised. GW offered help in light of HW's absence.

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

Non authorised items being cleared out slowly. Suggestion to put up CCTV.

##### **8.5 MESS (HC)**

No questions raised. DCr noted 2 new volunteers at Bunessan MESS, and spring cleaning happening in preparation for season opening.

##### **8.6 Housing (HMCD)**

Rent increase proposal: JI questioned why proposed increase is not in line with West Highland Housing Association? MF stated that increase needed to strike a balance between feasibility and the need to remain affordable. SB proposed a 3% rent increase, DJC seconded; only one objection so motion carried. GW would like to see reasoning and thought process behind increase proposals. HMD to forward.

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

No questions raised.

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

A chipped windscreen on the new vehicle; no other points raised.

##### **8.9 Ranger Service including Eagle Partnership & Friends of Calgary Bay (JD & EW)**

No questions raised.

##### **8.10 Data Research (HW)**

No questions raised.

##### **8.11 Mull Community Council, Iona Community Council Reports (JM & RM)**

No questions raised.

JM mentioned that there is an upcoming meeting with Jenny Minto MSP about Tobermory Roads.

#### **9.0 Discussion items**

#### **10.0 Any other business**

*Meeting closed at 9.34pm*

*The next scheduled board meeting will be Monday 11<sup>th</sup> April 2022 at 7.30 pm in person and via Zoom.*

**Signed**

**Name**            **Sandy Brunton**

**Date**

---