

**Mull and Iona Community Trust  
Minutes for the 308<sup>th</sup> Board Meeting  
Monday 09 December 2024**

*Meeting started at 1015am*

**Present (in person or by MS Teams):** Sue Hawkes (SH), Dave Currie (DJC), Sandy Brunton (SB), Jane Griffiths (JG), Mark Strevens (MS), Rob MacManaway (RM), Donella Fernyhough (DF), and Barry Whenman (BW), Fergus Reade (FR), John Maughan (JM), Teresa Munby (TM), Sarah Akehurst (SA).

**In Attendance:** Phil Rodgers (PR), Siân Scott (SS), Moray Finch (MF), and Mairi Greig (MG).

**Apologies:** Ian Jones (IJ), Robbie Cameron (RC), and Sarah James (SJ).

**1. Welcome, Apologies and AOB**

SB welcomed everyone, especially our new directors.

SB expressed thanks to Derek Crook for his many years of involvement and service on the board.

*MG arrived.*

Quick introduction from all in attendance.

AOB: PR – cashflow discussion to add to the finance section.

**1.1 Election of Office Bearers**

Current office bearers: Convenor SB, Vice convenors JM and JG, Secretary BW, Treasurer RB, all answered that they are happy to continue in their roles, though JM expressed that he would be happy to step aside as he is very busy.

RM proposed, MS seconded. All in favour.

**2.0 Approve Minutes**

**2.1. Approval of previous minutes – 21 October 2024**

Location changed to Place – Place Plan.

JG proposed, BW seconded.

**2.2 Review actions and matters arising from previous minutes**

Item 1; Accounts training to be arranged by PR. CF: Can now schedule a meeting; PR will be in touch with Directors to arrange.

Item 2; SS to set up Community Development/Place Plan short-term steering group meeting. CF. SS hopes to do this early in the new year, but fundraising and due diligence takes priority. JM stated that the Community Council is working on a Place Plan, and has invited SS to join that working group. Will be taken off the action list just now.

Item 3; Future Fundraising, SS has not yet arranged a meeting. To be removed from action list as ongoing in conjunction with Finance Committee.

Item 4; Transport Coordinator: MG and MF have spoken with Shona.

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

SB reminded everyone to notify MF of any changes or interests that need to be recorded.

**4. Finance**

**4.1 Finance Reporting**

No questions raised about the Budget v Actual and corresponding narrative.

PR introduced the full-year forecast table to draw attention to those areas that need the most attention. Loan position report has been re-added to the report, as has aged debtors.

Cashflow: What impact the NI changes, living wage, etc. will have on the organisation? PR outlines current financial status and forecast through March 2026 to show a worst case scenario. Conclusion: we need to work on income generation.

**4.2 Designated Funds**

MG summarised the designated funds for 2025/26. No questions posed.

**4.3 Donations & Membership**

No report this month.

*Five minute break*

**5.0 HR and Policies**

**5.1 Policy Reviews for approval**

New Anti-Bullying and Harassment Policy brings us into compliance with the new act Work Protection 2023 act, which came into effect in October, for employers to put into place reasonable steps to prevent harassment and abuse and to protect staff. Reporting/disclosure forms can be submitted

**Actions from Board  
Meeting**

1. (CF) PR to arrange date for additional accounts training
2. MF to arrange a date for the next annual Strategy Standing Committee meeting
3. Meeting to discuss possible new housing option arranged for all interested directors to attend (MF)
4. Check support available for childminding and promote (MG)

anonymously; they are sent to Mairi Greig. TM suggested that the form should also go to a member of the HR Standing Committee; MG agreed. SB wondered whether we should publicise this policy. MG suggested that it should be included in all recruitment materials, and SS agreed that it should be on the MICT website. RM proposed, JG seconded.

## **5.2 Updates from HR and Polices Standing Committee**

Committee is recommending that one member of staff is regraded. DJC proposed, JM seconded.

## **5.3 Additional Director on HR&PSC**

MG is asking for one more director to join this standing committee as Derek Crook has stepped down. DJC has expressed interest.

## **6.0 Strategy Standing Committee**

Nothing to report. MF suggests that a date be set for the next annual meeting of the Strategy Standing Committee. MF invited other directors to join the committee: MS would like to join. MF will send suggested dates and an invitation in case others would want to join.

## **7.0 Special Items**

### **7.1 General and Deputy Managers' Reports (for information/discussion)**

Question about the pontoon with a broken swivel joint: it has survived Storm Darragh with no further damage, pontoon manager is monitoring. We are awaiting a repair solution from Gaelforce Marine. Insurance company has been informed, but we may not be able to claim.

Discussions ongoing with A&BC re worker accommodation and MICT's role when complete.

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

MG highlighted governmental changes and her efforts to stay up-to-date. Employment Law changes, attending several webinars to keep up to date with this. Changes to PVG scheme coming in April 2025: including requirement to recertify every five years. Charities Act Scotland 2023 changes will extend (disqualification) criteria to include, for example, those convicted of terrorism, or who are on the sexual offenders register. Disqualification criteria will also apply to staff or volunteers who undertake a senior management function for a charity. Basic disclosure checks can be accessed through Disclosure Scotland.

### **7.2 Fundraising Officer's Report**

#### **7.2.1 Approval of grant funding offers**

- SSEN Powering Communities to Net Zero for solar PV systems for 2 x Ulva Ferry houses: £19,110. Requires a £3,000 commitment from MICT's unrestricted funds which has been discussed with the Finance Committee and included in the latest cashflow projections.
- Par Equity/AVIVA for the purchase and install of 3 new defibs: £4,000 (note this is a corporate donation not a grant).
- Co-op for MESS: £150.

RM proposed, TM seconded.

#### **7.2.2 Approval of Grant Application Submissions**

- Bakkafrost Community Fund for Ranger Service Junior Forester project work in 2025: £4,000.
- SSEN Regional Fund for contribution towards two years (2025-27) Ranger Service costs and a new EV for the service: £156,683.96.
- Forestry Stewardship Council (FSC) for contribution to two years (2025-27) Ardura biodiversity project costs: £48,549.

JG proposed, DJC seconded.

New product partnership approval. BW proposed, JM seconded.

SS revisited ongoing fundraising/finance risks and workload. Workload is being monitored. SB suggested forming a standing committee to support fundraising – the directors on that committee would take the delegated responsibility of the board and help SS as she completes and looks for funding. TM, MS, and SB put themselves forward to support fundraising.

### **7.3 Housing Proposals (Fishnish and Dervaig)**

Opportunity to apply to HIE for funding towards land at Fishnish for future affordable housing. The board is being asked to approve a spend of 10% of the purchase price to purchase this land and move forward with HIE application. JM proposed, RM seconded. All in favour.

Dervaig opportunity - MF suggested having a dedicated conversation about Dervaig housing options on Thursday if housing staff are available.

### **7.4 Campsite operators' discussion**

JG: Meeting on 26<sup>th</sup> November to discuss wild camping. Directors and campsite owners in attendance. Owners would like a polite sign encouraging use of official campsites particularly for campervans, and they would like MICT's contribution and validation. It was agreed that more discussion is required once more information is gathered. JG will compose an email to the operators asking for clarification.

*Break for lunch*

*Staff members Debbie Morrison, Hazel Cowe, Rachel French, Kate Payton, Paul McAdam, and Ewan Baxter joined the meeting. MS left the meeting.*

## **8.0. Steering group reports (submitted in advance for information/discussion)**

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

Road line for harvesting is being cleared and 35 hectares of wood harvested. Main harvesting should begin as soon as the road is completed mid-February. Dangerous trees have been identified and removed. Memorial Bench for Robin Harrowsmith has been funded and a plaque is being made.

### **8.2. Ardura Biodiversity (RF)**

TreeStory put together a bio diversity plan, improve the environment of Ardura Forest. Leaky damn building happened in October, Sitka spruce, rhododendron removal and similar work will continue over the winter with the help of work parties.

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

Nothing to report. Discussion about how difficult childcare is to fund. Check what support is available through Council and Inspiralba for those wishing to start up as a child minder, and promote. Suggestion made to contact Home Start Lorn to find out what the current need is.

### **8.4. Nonhebel Park Phase 2 (MF)**

Looking to use the available space to install more storage containers; cost and planning are currently being explored. Solar PV on storage units is feeding the grid for free, so the next step is to get the export meter working and a plan agreed with British Gas.

### **8.5. MESS (HC & EB)**

Community Fridge is going very well. Over October & November 372kg saved from landfill. Discussion about what waste comes from other shops, and it was pointed out that the Tobermory Community Fridge is solely run by volunteers, and while MESS/MICT is happy to help with funding, other communities would need to find volunteers to run them. Craignure sales for November down on last year, mostly due to ferry disruption, therefore less people travelling through Craignure. Bunessan doing well, and pop-up shop in Tobermory leading up to the Fashion Show did well, as did the Fashion Show itself.

Hazel updated on day-to-day goings on and plans for future beach cleans and involving local groups who can feed back to Marine Conservation what types of rubbish is being collected. Discussion of potential funding available from Grab Trust, Argyll-based ACT. Needs coordination.

### **8.6. Housing (KP/HMcD)**

KP updated on current housing development work and funding positions.

### **8.7. Worker Accommodation (HMcD)**

MF gave heads-up that TSL will be closing the road in front of the Tobermory site to connect sewerage and other services. MICT's role in this accommodation hasn't yet been decided by A&B Council.

### **8.8. Ulva Ferry shore facilities building (CF)**

One question raised about the thefts from the Shore Facilities' kitchen. Small kitchen items such as utensils, tea towels, hand soap, and the like were taken. Measures have now been put into place to hopefully stop future thefts.

### **8.9. Ulva Ferry Community Transport (SM/MF)**

Ticket machine is still not working; this is increasing the amount of admin related to taking payments.

### **8.10. Ranger Service (incl. Eagle Partnership and Friends of Calgary Bay) (JD & EW)**

Damage to the facilities caused by recent storms was largely repaired by volunteers.

### **8.11. Helipad (MF)**

To date, there have been 54 landings. Volunteers have been keeping things clean and running. SB raised question about what MICT can do for the various volunteers.

### **8.12. Facilities Manager (PM)**

Paul McAdam updated board on Ulva Ferry Houses heating trial, and heating system is working as it should. Nonhebel Park: boats and trailers have all not been identified or removed. Mailboxes have been fitted to all units. PM is working on connecting the EV charger to a network. PM is also trying to get the tenants to clean up the rubbish that is laying around and has noted some success. Further action may be needed. Spotless Property Services has given quotes to do some work on site to clean up. UFSFB: new soap dispensers have been fitted; flexible hose needs to be replaced and Gaelforce Marine should be able to make these repairs and provide the parts. Toilets have been repaired with parts replaced and should now be working. CCTV has been installed in the kitchen at the Shore Facilities Building to help prevent further theft. An Roth has had algacide treatment applied to the external walls. Working on fixing broken chairs and the heating system and PAT testing all portable electrical items over the holidays. Water issue at property adjacent to Ardura seems to now be resolved. Further defibrillator sites have been identified. TSL is going to provide a quote for Gantry site culvert clearance.

### **8.13. Carbon Neutral Island – Community Engagement**

Debbie Morrison updated board on her first month in the post. Community Engagement work happening through meeting people at community events.

### **8.14. Communications Standing Committee (SS/KD)**

Nothing to report. Work on any hiring and website upgrades on hold for now.

### **8.15. Community Councils- Mull & Iona (JM & RM)**

Draft minutes from Mull CC have been circulated. Council is approaching Scottish ministers to meet regarding the Mull Campus with no success so far. Attendance at the CC meetings is encouraged to show that the issues are garnering attention and that people here do care.

Iona CC: Iona wants to be removed from the Mull Campus team debate as they want the option of funded travel to and attendance at Oban left available. Superfast Broadband has been installed. MacLeod Centre: exploring use of centre after refurbishment as short term worker accommodation. Windfarm Development –CC is looking for more information to be provided. Pier works start in February.

## **9.0 Discussion items**

## **10.0 Any other business**

## **11.0 Date of Next Meeting – 10<sup>th</sup> February 2025**

**12.0 Member's 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 1500

*The next scheduled board meeting will be Monday, 10<sup>th</sup> February 2025 in person and on Teams.*

**Signed**

**Name**        **Sandy Brunton**

**Date**

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