Mull and Iona Community Trust
Minutes for the 316th Board Meeting
Monday 20 April 2026

Meeting started at 1015am

Present (in person or by MS Teams): Sandy Brunton (SB), Dave Currie (DJC), John Maughan (JM), Barry Whenman (BW), Jane Griffiths (JG), Teresa Munby (TM), Sue Hawkes (SH) and James Maclennan (JMac).

In Attendance: Mairi Greig (MG) and Denise Baxter (DB).

Apologies: Robbie Cameron (RC), Fergus Reade (FR), Ian Jones (IJ), Sarah Akehurst (SA), Rob MacManaway (RM)

1. Welcome, Apologies and AOB

SB welcomed everyone. Update on apologies.
Thank you to Donella for her service, unfortunately she had to step down due to administrative issues and Companies House.
SB would like to remind those who are writing reports to please avoid using acronyms, as they may not be widely recognised by people outwith steering groups.
IJ, though not attending, has provided comprehensive comments on the agenda and reports. RM also sent comments.

2.0 Approve Minutes

2.1. Approval of previous minutes – Monday 23 February 2026

BW proposed, SH seconded.
Minutes are available within a couple of weeks of the meeting at the link provided.

2.2 Review actions and matters arising from previous minutes

1. (Ongoing) Finance committee, along with BW, to meet re: future income planning with particular attention to completion of timber sales. (CF)
2. Jan Dunlop will look at dates for Ardura Shelter dedication event. (CF)
3. Website has been put out to tender.
4. Directors have all registered for Companies House personal ID numbers – completed.
5. Just Giving page to be created for general defibrillator upkeep and replacement fund. DB: fundraising is in the works for defibs, page will be launched when fundraising run is announced. (CF)

TM arrived at the meeting.

3. Declarations of Interest and Register of Related Parties

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

4. Finance

4.1 Finance Reporting

There was no finance meeting prior to the board meeting. MG presented budgets vs. actuals. Updated to end of February 2026. Outlook is better than forecast but accounts show we're still running at a deficit. It will be important now to look at how money is spent and how to generate income. Questions about storage income and Ardura income. Works have started on the helipad.

4.2. Designated Funds

Nothing reported for this meeting.

4.3 Donations & Membership

Report was late, has been added to the folder for information.

4.4 Updates from Fundraising Standing Committee

This has been combined with the Finance Committee, so nothing to report here, and can be removed from the agenda.

5.0 HR and Policies

5.1 Policy Reviews for approval

No policies for approval or review.

5.2 Updates from HR and Polices Standing Committee – Staff regrade proposal

Recording paused for Board to confidentially discuss recruitment without staff present, leading to a 10 minute comfort break.

6.0 Strategy Standing Committee

Report not required this meeting.

7.0 Special Items

7.1 CEO and Acting General Managers' Report *(for information/discussion)*

Actions from Board Meeting

1. (Ongoing) Finance committee, along with BW, to meet re: future income planning with particular attention to completion of timber sales.
2. Jan Dunlop will look at dates for Ardura Shelter dedication event. (CF)
3. MG: Just Giving page to be created for general defibrillator upkeep and replacement fund. (CF)
4. DB and MG will discuss change of MG's job title, then take ideas to the HR Standing Committee.
5. Policies for UFCT Driver responsibilities need to be developed (MG).
6. KP will seek answers from WHHA re: Bond Store Flats and update the report for directors.

SB noted that the title for MG needs to be changed. Job description will need to be reviewed, but other more important issues are taking time. This will be discussed.
DB invited questions. Question about (up to) twelve hours/month extra time for social media, and what we'll get in return. DB noted that social media and website has been lacking for some time, and two members of staff have been tasked to try to highlight areas that need to be brought to the public, such as Ulva Ferry. Also noted that funders want to see social media/website work when considering funding. The website will need to be made more useful and not just informative.
Drop-ins were not overly well-attended, but comments were useful. Next steps will be to discuss what areas need to be addressed by which group (MICT, Community Council, Ferry Committee, etc.). Feedback wasn't very helpful for developing a Place Plan, which needs to be done for future Council planning and funding. Several ideas were presented to at least get some ideas down so that they can be further discussed and developed.
Project updates – Question regarding to what extent UFCT drivers expected to care for passengers who are or become ill on their way to hospital/medical appointments. Policies will need to be developed.

Short break while new Biodiversity Officer Lara Jackson-Turner came in to introduce herself to the directors.

CARES funding application for more solar and battery storage at Ulva Ferry SFB. This decision has been delayed previously; MG is now asking for board approval to continue investigating funding source. All content to investigate that application.
Sage Intacct – new system has been slightly delayed but finance group is working on this going live.
Extra hours for cleaning at the Shore Facilities Building during very busy hours and weeks. Approved on an as-needed basis.

Recording paused to discuss further confidential HR issue.

Acknowledgement that staff are all at capacity just now.

7.2 Fundraising Manager's Report

7.2.1 For Board Approval: Grant Acceptance for Successful Applications/Funding Offers:

- Inspiring Scotland (Scottish Government)- Outdoor Community Play Incubator Programme
  £4,410 – To support delivery of Ardura Acorns (Ranger Service).
- Argyll and Bute Council- Early Years Grant
  £1,454 – To support delivery of Ardura Acorns (Ranger Service).
- NatureScot (Scottish Government)
  £13,200- Ranger service revenue funding 2026-27.
- Green Energy Mull
  £10,000- Ranger Service revenue funding.
  £10,000- Housing Officer revenue funding.
  £10,000- Community Transport revenue funding.
- RCGF (Argyll and Bute Council/Scottish Government)
  £648,500- Nonhebel Park (final phase- 2 new units).

JM proposed, JG seconded.

7.2.2 For Board Approval: Grant Application Submission:

- The Robertson Trust
  £43,977 UFCT vehicle lease, driver training & contribution towards coordinator salary.
- Safe Deposits Scotland Community Fund
  £5,000 Ardura biodiversity revenue funding.
- Aspiring Places (Community Capital Funding) EOI- First stage for accessing future Argyll & Bute Council/ Scottish Government/UK Government funding streams
  £700,000 Fishnish housing.

DJC proposed, BW seconded.

It was noted that the GEM grants to fund the Ranger Service and Community Transport and Housing may mean that applications to The Waterfall Fund are less likely to be approved as they are already getting funding from the same source. They are encouraged to apply for any relevant funding where appropriate.

7.3 Income Strategy Meeting

No meeting as yet.

7.4 Machair Windfarm – ICC

Concern declared via Iona Community Council. ICC is keen for a meeting with MICT to discuss these concerned; suggested that MCC is better placed to meet, with MICT represented, to discuss their concerns. JM and JMac would be happy to meet with ICC representatives; however, notes that no one has submitted any concerns about the windfarm at MCC meetings. Question about whether SWMID and GEM are involved in these discussions. As neither Iona-based director is present, discussion should be postponed until all voices are heard. DB asked that directors all read SA's meeting report (8.14) today.
Discussion about stating a position and taking a wider view on the Mull Campus. All agreed that MICT do support the U.N. Rights of the Child; suggested that a statement be put onto the website with a link to the UNHCR site.

Break for Lunch. Staff member Kate Payton joined the meeting.

SB: Now that everyone has read the ICC report, suggested that there should be a much clearer benefit to the community, and that there should be a wider meeting of all islands that may be impacted (Colonsay, Tiree, etc.). Refer to DTAS papers on community ownership and community benefit and developers of renewable energy.

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

8.1. Ardura ( )

No report submitted. All timber has now been taken away and all payments have now been or will shortly be made.

8.2. Ardura Biodiversity (RF)*

Clear from the report that Lara has a good grasp of the job already. Disappointing to hear that deer fencing has failed (likely due to storm damage). Eleven volunteers helped to plant oak trees that had sprouted from acorns collected in Ardura.

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

No report submitted.

8.4. Nonhebel Park Phase 4

Discussed in joint report. RCGF success and application to HIE is in process.

8.5. MESS (HC & EB)

The beach clean at Lochbuie was very successful with over 300kg of rubbish collected. Good opportunity for social media. Toast mending workshop at The Glass Barn was also successful. New till is on order, the transition will be interesting and it is hoped that the new system will be better for less tech-savvy volunteers. Donation/gift from Torosay Gardens is very much appreciated. Question about the Ocean Day item and Torosay Donation - noted that the board would like more detail from Hazel/Ewan.

8.6. Housing (KP)*

Question re: SSEN at Fishnish. KP not concerned with timeframe of electricity supply upgrade, as it should be completed by the time housing is built. Java house: Refurb work should be starting soon, but occupation will be delayed by a month due to contractor availability. Application process will begin soon, and standard allocation policy will apply. KP will be looking at how to alter the allocation policy in the future, possibly to become more means-tested or to have the ability to look at certain criteria depending on situation. Will refer to the housing subcommittee. Still waiting on further information re: Woodland Croft feasibility.

Possible flats purchase, Tobermory - KP updated board on latest information. Work is progressing on flats that needed refurbishment and repair. One outstanding concern is the roof and any future repairs that would be necessary. Board members would like to see all reports, when and to what extent it was reroofed, if there are bats in the roof, and a drone inspection would be helpful. SEPA issues - two storage areas sometimes flood. KP will seek answers re responsibility for overhanging tress and pass them onto the board. DB says that if these flats are approved, they will fit in with the community feedback's need for smaller flats for single workers – could potentially help keep school leavers on the island.

8.7. Worker Accommodation (KP)*

Clarification on acronyms required. Funder not happy with use of short-term let licences, so alternatives need to be found. Costs of rentals also need to be reviewed as funder believes they are too high. Still waiting on meetings to happen in order to finalise MICT's role in managing this accommodation. Council is beginning the tender process, so building work should be starting soon. KP needs to look at operating model to make sure costs stack up.

8.8. The Mac Centre(KP)

Design team is currently working on the design, community consultation on refurbishment vs. rebuilding. Question about NTS: Harrie Burney will be discussing the burden with NTS to clarify they agree that it is unreasonable.

8.9. Ulva Ferry shore facilities building

No report submitted. Covered earlier in meeting, no further discussion.

8.10. Ulva Ferry Community Transport (SM)

Getting busy and looking for another driver. Issues with Maxus on Friday, but Paul seems to have resolved it. Rural fares trial (£2 per single journey) not adopted as most people who would benefit from these reduced fares would not be residents, and it creates additional admin to claim back.

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

JG attended the dry stone walling workshop on Iona and had great feedback about it. Events moving forward as planned. No questions.

8.12. Facilities Manager (PM)

DB and MG provided report as PM has been away. Update on pontoon inspection and chains being replaced. Remaining chains should be replaced in 2027-28. Question for PM: has replacing the chains removed the trip hazard? Shower leak in SLT houses: fix delayed due to inability to find a plumber. JG mentioned new plumber possibility, and she will pass on details to Paul. An Roth: seeking quotes for hot taps and smaller tanks for instant hot water in the toilets, Calve, and kitchens. Worth getting quote for smaller tank with instant heating element for whole supply as well. Check out Coast Guard set up. Helipad: work starting to make repairs.

8.13. Communications Standing Committee (SS/KD)

No meeting held, therefore no report.

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

MCC. JMac summarised main points from MCC meeting. Positive feedback about layout. Report on £7 million allocated to Tobermory HS needs clarification, probably for repairs to existing buildings but this hasn't been confirmed. Teleswitch meter switch-off is happening in June; there has been work done, but there are still properties needing upgrades. Fraud prevention at coffee mornings has been successfully raising awareness. Well done to the Community Council and to John for hosting the Hustings. Discussed local development plans and how important they are. Calgary Bay house objections growing.

Dave Currie left the meeting.

Decision made that formal response to CMAL/CalMac should come from Mull Ferry Committee. Elections for Community Council are being held in June and they are looking for volunteers. Septic tank issues of tankers being able to empty contents continue.

Iona CC: DB has ensured that all have read and understood the minutes from the ICC. Resilience is an issue, SB stated particularly for the Coast Guard as the mast in Fionnphort loses power and this places mariners placing mayday calls at risk as their calls won't be heard. Further, first responders cannot be contacted in cases of emergencies. Sustainability of generators is questionable, particularly with the price of diesel. This makes the whole of Mull & Iona vulnerable in power cuts. All implications need to be explored.

9.0 <u>Any Other Business</u>

SH AOB: Do we have any director vacancies? Yes. SH would like to actively look for a director with accountancy or finance background, even if that person needs to be co-opted. DB has approached two people who may fit the bill. Also, need to look at rotating when board meetings are held so that younger, working people can attend more meetings.

10.0 Date of Next Meeting – Monday, 8th June 2026

11.0 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 1530

The next scheduled board meeting will be Monday, 8th June 2026 in person and on Teams.

Signed

Name **Sandy Brunton**

Date