

## **IGHT Members Meeting**

Thursday 12<sup>th</sup> September at 7pm in Gigha Village Hall

**Present from IGHT:** Fergus Christie (FC) – Director; Jane Clements (JC) - Director; Adam Murphy (AM) – Director; Tim Lister (TL) – Director; Ian Wilson (IW) – Director; Jane Millar (JM) – Company Secretary

**Apologies from IGHT:** Ian Pinniger (IP) – Director; Graham White (GW) – Director

**In attendance:** 13 Members

**Minutes:** JM

### **1. Chair Welcome**

IW welcomed everyone to the meeting and noted apologies received from IP & GW.

### **2. Plot Sale**

The proposed vote on the plot sale has been cancelled due to the site being too close to the helipad and potentially within the flight path. The interested party is considering other locations. The Plots Working Group are proposing to hold a consultation session to review the Plots Policy and consult members on how more plots should be identified. In future, voting will not be arranged by a show of hands.

### **3. Staffing Update**

The board have undertaken a staffing restructuring exercise. JM has been appointed Senior Manager. Morgan Russell finished her position as First Gardener at the end of August. Rebecca Gulliver starts the position of Senior Gardener mid-October. Maurice Forster and Kacper Kasperowicz have been retained on permanent contracts. Mark Cosgrove-Ward finishes at the Campsite for the season at the end of October.

### **4. Financial Update**

The cash position is currently healthy with approx. £815k available between the companies (IGHT, GTRL & GREL). However, £428k, which is the majority of IGHT available cash is restricted for project developments such as the housing, helipad, MUGA and hotel generator as some funders award grants in advance of expenditure.

No donations have been made from the subsidiaries to IGHT this year yet, however funds will be voted up prior to December to reduce tax liability and help fund IGHT activities.

The only loan now in place is with Social Investment Scotland for the housing project which is approx. £320k.

GTL merged with GGPL as of 1st April which was renamed to Gigha Trading & Renewables Limited (GTRL).

GREL has paid for T2's new gearbox. T1 & T3 may have more substantial costs ahead, therefore consideration must be given to any new projects as finances do need to be monitored closely.

A member raised the matter of the Trust's reserves policy, which requires the company to have enough funds available in a reserve account to cover operating costs for 4-6 months.

### **5. Development Update**

Helipad - Almost completed with just the surfacing works & paint markings to do. The entrance will be gated, and a sign will be installed. There will be an official opening ceremony in conjunction with the HELP Appeal and the Royal Engineers.

Housing – Due to delays last winter caused by weather and the ferry, the completion date is now hoped for by November 2024. The board have agreed that the homes are to be advertised for existing island residents firstly. The Home Hunt process will be followed. There will be restricted access to playpark in coming weeks due to the septic tank installation. Access to the playpark will be via Raon Mor & Grianan.

MUGA – Project has been at a standstill as we are still waiting for planning approval for site located to the rear of the Craft Units. £150k funding has been secured. Once planning is secured, it will be a priority to have accredited contractors tender the works.

Protecting Gigha's Woodlands - All Rhododendron ponticum plants have been treated in Achamore Gardens and in the Fire Station Wood. Treatment of ponticum at Ardaily & Gallochoille continue. All skunk cabbage plants had their first round of treatment (second due in September). All Himalayan balsam plants have been removed and continual monitoring is in place. The 3000m of fencing for the hedgerows is almost complete. This autumn and winter season will see the trees being planting.

## **6. Hotel Update**

Bar Renovation - Contract has been awarded to Stuart MacDonald and works are due to commence from 16th September. Fencing will be erected around the property and there will be strictly no public access permitted during the construction. Funding is to be spent by 20th December 2024, so the works need to be completed within this time frame.

Winter Bar – Plans were being made to have the Winter Bar again this year, however it was decided not to proceed due to health & safety issues around public access to the property.

It was raised that there is no social space / provision during the winter for the community. It was mentioned that the Village Hall and potentially Sound of Gigha hope to run some events. It is unfortunate timing, but in order to have the new bar, the Hotel does need to be closed.

A member questioned what the remaining term was on the Boathouse lease. The board estimated 9 years but would need to confirm this.

Electrics & Heating - EICR will be carried out which will identify any requirements for rewiring. Options for heating & hot water system are still being investigated although it is likely to be electric which will complement any future renewables projects. Solar PV has also been investigated however there is no available funding for solar at the moment. It is likely this work will need to be phased depending on funds available.

Insulation & Windows – The Maintenance Team are investigating external wall insulation and replacement of some windows which should help make the property more energy efficient. Again, this work may need to be phased depending on funds and timescales.

Management - SKS Scotland have prepared a draft outline of a Marketing Pack & Advert for leasing. Timescales still TBC depending on programme of works this winter. This will hopefully be firmed up soon and hopefully be in a position to advertise early next year so the Hotel is operating for the 2025 season.

A member raised the matter of housing for a Hotel Manager. The board are unsure what the position will be, but with the new housing being completed, it will hopefully free up other housing on the island.

A member raised the matter of the horse box bar still operating on the island. The board asked that a proposal is submitted.

## **7. Renewables Update**

Dancing Ladies - T2 gearbox was replaced. There are on-going investigations with T1 & T3. ROCs expire 31st March 2027.

Replacement Project - Consultants are still working on this, focusing on the possibility of 1 or 2 V52 machines. Access studies are being carried out for both land and sea transport. Once access costs are clarified, there will be clarity around the financial feasibility. Financial feasibility will also depend on grant funding available and any possible guaranteed minimum export prices.

There are also planned meetings with CalMac and CMAL regarding the possibility of Gigha supplying electricity to the new ferry. This would also determine the viability of the replacement project.

## **8. AOB**

A member asked about solar panels for the Trust housing stock. Funding for solar is limited at the moment, and as IGHT is registered as a Private Landlord, there is less funding opportunities available compared to social housing providers.

A member raised the need for retail/industrial space on the island. The 10-year Action Plan has also identified this and once reviewed by the key stakeholders, including IGHT, the Plan will help determine future projects for the island.

The 10-year Action Plan Group hope to present a final summary soon, following discussions with key stakeholders. It is hoped that the 10-year Action Plan will help re-start existing Working Groups, and potentially kickstart new groups. The Plots Working Group have had little progress but hope to consult the membership on the Plot Policy and identification of plots. The Memo & Arts Group is established however some members have left and there has been little progress recently. The M&A Group did identify possibly changes to be made to the Memo & Arts, however 75% of the membership need to approve any changes, which will be difficult to achieve.

**Meeting closed at 7.45pm**



# ISLE OF GIGHA HERITAGE TRUST

Members Meeting  
12<sup>th</sup> September 2024

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## AGENDA

1. Chair Welcome
2. Staffing Update
3. Financial Update
4. Development Update
5. Hotel Update
6. Renewables Update

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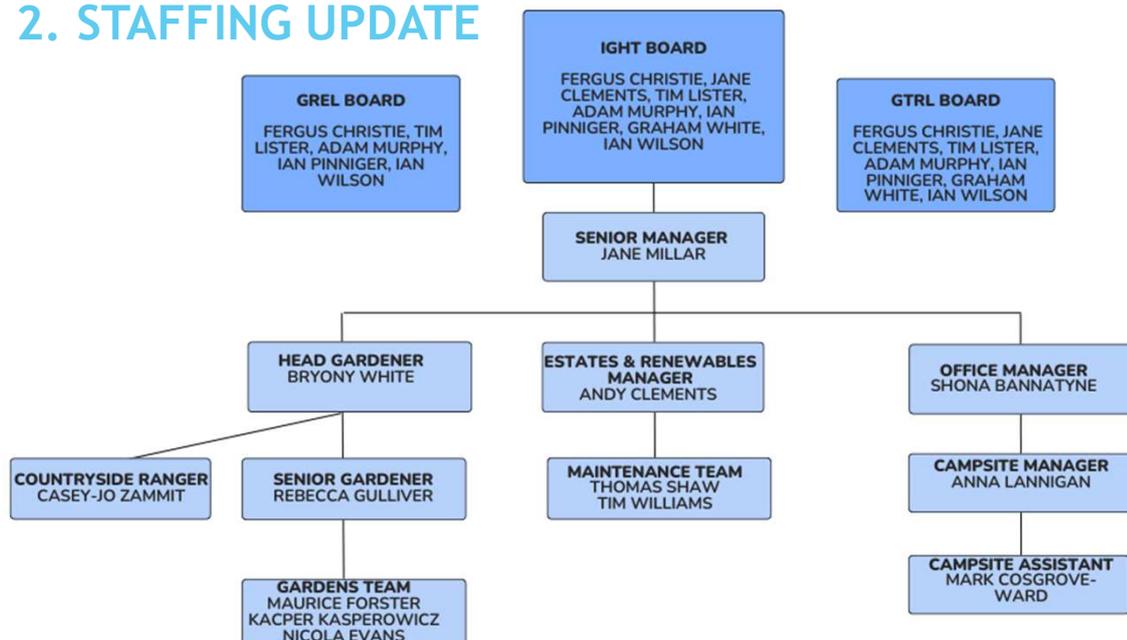
## PLOT SALE

- The proposed vote on the plot sale has been cancelled.
- Due to being too close to the helipad and potentially within the flight path.
- The interested party is considering other locations in the meantime.
- The Plots Working Group are proposing to hold a consultation session.



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## 2. STAFFING UPDATE



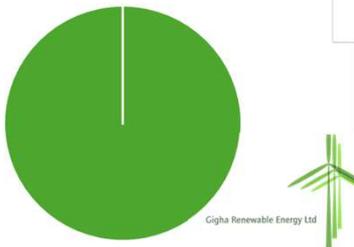
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### 3. FINANCIAL UPDATE

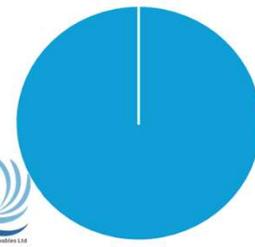
- £815k cash available
- £428k restricted
- £320k loan



**GREL total cash available as at 31.08.24**  
£89,000 unrestricted



**GTRL cash available as at 31.08.24**  
£283,000 unrestricted

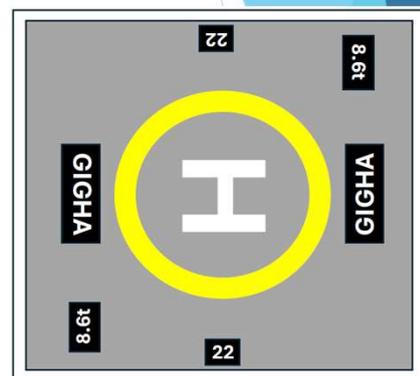


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### 4. DEVELOPMENT UPDATE

► **HELIPAD**

- Almost complete.
- McFadyens Contractors are to finish prepping the surface before paint markings.
- A sign is to be installed, and the entrance is to be fenced and gated.
- Opening ceremony to be arranged.



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## 4. DEVELOPMENT UPDATE

### ► HOUSING - ARD BRUACH

- Completion by November 2024.
- Advertising on island.
- The Home Hunt process with a particular focus on best use as the properties are designed to meet varying needs, such as wheelchair/accessibility requirements.
- Restricted access to playpark in coming weeks.



Scottish Government  
Riaghaltas na h-Alba



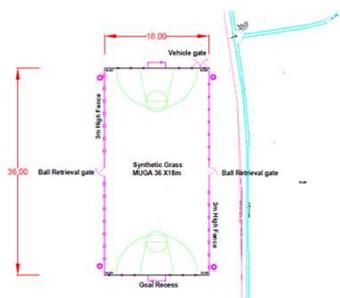
SIS Social Investment Scotland

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## 4. DEVELOPMENT UPDATE

### ► MUGA - MULTI USE GAMES AREA

- Planning approval for site located to the rear of the Craft Units.
- £150k funding has been secured.
- Once planning is secured, it will be a priority to have accredited contractors tender the works.



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FOUNDATION



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## 4. DEVELOPMENT UPDATE

### ▶ PROTECTING GIGHA'S WOODLANDS

- All ponticum plants have been treated in Achamore Gardens and in the Fire Station Wood.
- Treatment of ponticum at Ardaily & Gallochoille continue.
- All skunk cabbage plants had their first round of treatment.
- All Himalayan balsam plants have been removed and continual monitoring is in place.
- The 3000m of fencing for the hedgerows is almost complete.
- This autumn and winter season will see the trees being planting.



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## 5. HOTEL UPDATE

### ▶ BAR RENOVATION

- Contract has been awarded and works due to commence soon.
- Funding is to be spent by 20<sup>th</sup> December 2024.

### ▶ WINTER BAR

- Health & Safety concerns due to construction works.



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## 5. HOTEL UPDATE

### ▶ ELECTRICS & HEATING

- EICR will be carried out as well as investigating options for heating & hot water system.

### ▶ INSULATION & WINDOWS

- Maintenance Team are investigating external wall insulation and replacing some windows.

### ▶ INTERIOR

- Rudha Interiors has prepared a design board to help guide any interior upgrades.

### ▶ MANAGEMENT

- SKS Scotland have prepared a draft Marketing Pack & Advert for leasing. Timescales still TBC.

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## 6. RENEWABLES UPDATE

### ▶ DANCING LADIES

- T2 gearbox was replaced.
- There are on-going investigations with T1 & T3.
- ROCs expire 31<sup>st</sup> March 2027.

### ▶ REPLACEMENT PROJECT

- Continue to work with consultants to consider the viability of replacing the Dancing Ladies with 1 or 2 larger turbines, possibly V52.
- Access studies are being carried out for both land and sea transport.
- Financial feasibility will depend on grant funding available and any possible guaranteed minimum export prices.

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