

IGHT Member's Meeting

Thursday 1st September 2022 at 7pm in Gigha Village Hall

Present from IGHT: Fergus Christie (FC), Jane Clements (JC) Ian Wilson (IW), Andy Clements (AC), Jane Millar (JM)

30 members were present.

Minutes: Jane Millar

1. Chair Welcome

IW welcomed everyone to the meeting. Apologies were received from Liz McCrindle and Ian Pinniger.

2. Approval of minutes of 03.03.2022 and 12.05.2022

A member queried the format of the minutes, to which FC confirmed the minutes are a summarised version of the meeting and not a full transcription. A member raised that actions should be included in the minutes and reported on, and members should be able to refer to accurate minutes in future, as the current minutes are not a true reflection.

A member referred to the minutes of 12.05.22 regarding Liz McCrindle's (LM) intended financial support role. The minutes noted that OSCR had been consulted and IW agreed with this. A Freedom of Information request was made to OSCR by this member and OSCR had responded that no approach was made to them by IGHT up till 7th July 2022. JM commented that she had approached OSCR on behalf of the board and that this was not the case, OSCR had been contacted.

A member referred to the minutes of 12.05.22 and noted the footnote on page 2 which states "*RA Clement Associates and OSCR were consulted. RA Clement Associates confirmed the role can be undertaken by LM, but OSCR is yet to comment*". The Member noted that conflicting footnotes should not be added to minutes.

IW raised that the board have been trying to review whether financial support could be provided in-house through Shona Bannatyne (SB) and that this was a transitional period to see what could be achieved. LM offered to provide support to the Trust and the board said that she should be paid for providing this service. LM never received any money from the Trust. The role of financial support has now been advertised and a few applicants have come forward.

It was agreed that both sets of minutes will not be approved and will be carried on to next meeting which will be the AGM in October.

3. General update on IGHT activity

Housing:

IW reported that £25k had been budgeted for housing improvements in 2021-20, however £47k was spent. A £35k budget has been set for 2022-23, however it is likely this will be exceeded as further maintenance issues arise. IW noted that the board recognise that the budget for 2023-24 will need to further increase as the EICR's have reported a number of electrical issues in the properties. A member asked when the findings of the insulation survey would be available and when the work is required to be completed by. AC confirmed that the currently legislation requires properties to be at an EPC C rating by 2025-26, however this is being reviewed by Local Authorities and the Government as there will be huge financial implications for landlords to achieve this.

A member questioned where on the list do the houses that weren't renovated come. IW noted that it was mainly the farmhouses that were not renovated due to the high costs involved. IW further noted that farmhouses will soon have to be of a "tolerable" standard, so massive investment will be required. A member noted that farmhouses were previously put back on the list due to finances. IW said that decanting tenants from farmhouses will be more challenges as well as the cost involved and finding sources of money. IW further commented that it is unlikely that full renovations could be achieved as done before due to the cost involved as the works were expensive even 15-20 years ago. JC confirmed that no list of priority has been agreed yet for further renovation works.

A member asked whether tenants that damaged properties have have been pursued to recoup the costs, and if not, why had they not been approached about the damages. FC said that it would have been a waste of time and referred

to sending good money after bad as the legal costs to pursue small rent arrears or property damages would not result in any financial gain for the Trust. FC further raised that they cannot always find ex-tenants to further pursue. JC noted that deposits are now taken which was not previously the case. A member questioned why the properties are not checked before the tenant exits. Another member noted that landlords have the right to enter properties with 24 hours' notice and therefore would have the opportunity to review a property before a tenant leaves. AC replied that some tenants have other issues to consider when approaching tenants and their properties. IW asked members if they would support the board in taking legal action to recover rent arrears and damages. FC confirmed he is aware of what the legal costs would be, and this would out-weight the arrears and cost of damages outstanding. A member said that this affects everyone as the loss of money and cost of damages has an affect on the on-going maintenance of other properties such as new windows being required.

A member noted that Fergus Watters paid for car to be moved off island and it still remains behind Drumyeonbeg. AC replied to say that this has apparently been taken on by someone else on the island.

IW recognised that there is a small number of IGHT tenants that are not maintaining their property but said that there needs to be a balance of how much these things are pursued as it is not worth the time or money in some situations. A member suggested that when the housing surveys are done each year, there is an opportunity for the Trust to see if a property needs any work done and see if a tenant is abusing a property. A member noted that previous tenants have been pursued, however FC said that in recent years this has been tried and it was a waste of time and money.

A member referred to the noticeboard at the shop showing houses being advertised for let and asked whether the condition of the lease is presented to the tenant. JC confirmed that this is the case, and a deposit is taken: it is expected that tenants will then comply with the regulations. IW said that most tenants do respect their properties and the board will try not let it happen again, but it is difficult to guarantee that.

A member raised the hotel as a comparison as works are being undertaken without landlord consent. IW noted that this is an ongoing issue. FC said the board have received confirmation that this is not deemed to be a significant breach of conditions.

A member asked if photographs are taken prior of the property for records. JC confirmed that this is done. The board recognised that SB had tried multiple times to contact the tenant and pursue arrears and requests for the property to be left in a reasonable condition.

A member raised whether there would be a further rent increase in 2023. IW said that the IGHT rents are not the same as Fyne Homes. A member said their relative pays less for a 3-bed Fyne Homes property than they do for the IGHT 3-bed property. JC said that the board have recognised the cost of living crisis and the board are looking at different ways to support that. A member questioned whether the board would support freezing the rent levels. JC said the board have only briefly discussed and haven't come to any conclusion yet. JC further said the Trust is a business, but its purpose is to benefit the community, so the board need to continue to strike a balance. FC reiterated that this matter is firmly on the board's agenda. IW noted that the previous rent policy is that rents should be adjusted annually to the rate of inflation + 1%, however the board agreed that this would be unlikely to be happening in 2023. IW said that the board would like to keep the rents as low as possible, but the Trust is always going to have to subsidise the houses via turbines or other sources of income. FC said that the board recognises this and has already had an initial discussion at the last board meeting, and it is still to be discussed further.

A member raised why a new kitchen was put into a property. AC noted that the kitchen could have been cleaned and would have been useable, but with the property being vacant it was a chance to put a new kitchen in as it would inevitably be required.

Agriculture:

IW noted that £18k was spent on fencing in 21-22 and the budget for 22-23 was not finalised yet however AC has a list of requirements and has been seeking quotes for further fencing which is likely to be carried out once the compensation from Enercon is received.

GGPL:

IW stated that Enercon's financial year runs from Nov-Dec and the compensation figure received is for 19-20 and 20-21 loss of energy only. The funds have not been received yet, but a credit note of c£120k has been issued. The compensation claim relates to the loss of energy sale only, not for the loss of Feed in Tariff (FiT). There will be a further compensation claim to be made for 1st Dec 2021 - March 2022 when the turbine started again, which is expected to be for a further £20-30k. GGPL owes 2 years maintenance to Enercon. Once the compensation figures go through to the

insurers, then GGPL can claim for loss of FiT. Funds are voted up to IGHT to avoid corporation tax. The compensation is not for the full loss of income, as the excess is 5 days a month.

GREL:

IW reported that the Dancing Ladies are doing well, and the machines are now 30 years old. There is a meeting planned with Vestas to review replacing the V27s. A feasibility study has been carried out which has recommended replacing the 3 x V27 with 2 x V52 (850kWh each). IW said that there needed to be further review of the proposal and cost before coming to the members for consultation as it would be a huge investment. A member noted that we currently do not have the capacity to export the 2 x V52 and the E33. AC said that there are on-going conversations with SSE subsea cable about the connection being replaced possibly in 2024-25. The more information GREL puts across about the replacement, the more SSE will try to push the upgrade, however AC noted that because of the way electricity prices are just now, some of their projects are on hold. IW noted that the ROCs finish in Dec 2024, but with the current price of electricity the turbines are profitable without the subsidy. GREL is getting 15.5p/unit before the ROC and GGPL is getting 17.8p per unit before the FiT starting from today (01.09.22) which is a fixed price for throughout the year. IW noted that GREL has previously voted up around £70k to IGHT, however it is probably more likely to be £120k this year due to the electricity prices.

A member wanted to propose a vote of thanks to Alan Hobbit, as we wouldn't have the dancing ladies without him. The board reiterated this note of thanks. IW said that without any doubt, the Trust wouldn't be here without the dancing ladies.

A member raised that they had electricians in their house (IGHT property), and the electrician had left a cupboard door off the boiler which exposed live wires. AC asked if this had been reported to the office, as if AC doesn't know about it, then he can't resolve it. AC recognised that this is a dangerous situation and will go back to APE (the contractor) to note the issue. The member said that they would be as well speaking to a brick wall (with reference to the IGHT office). JC said that this was not appropriate and that tenants should phone the office with issues which are then dealt with and shouldn't be brought up at a members meeting. JC asked if the cupboard door was back on and if it was safe for the tenant and will ask the IGHT office to report this to the contractor.

Campsite:

IW reported that the campsite is doing well with many bookings and there is a need for more motorhome pitches. The final project cost was £470k excluding VAT. VAT is being reclaimed through GTL. IGHT have currently contributed £125k however HIE are considering a grant uplift of £65k which will be offset against IGHT's contribution. IW noted that there will need to be more investment in more pitches. A member noted that there are children in and out of the site and cars parked in the layby opposite the site entrance. JC said this concern has been noted and IW confirmed that fencing around the site and gates at the entrance have been lined up for September. JC said the board will approach the council about the layby parking.

A member noted that there are huge motorhomes still parking at the pier, therefore asked if they are not encouraged to use the campsite, as those not using the site are not bringing a penny to the island. IW responded to say that visitors are being encouraged to use the site, but there is a need for more motorhome pitches. IW mentioned that on Tiree and Colonsay, CalMac take reservations on the ferry for motorhomes, which can only be taken with evidence of booking onto an official campsite. IW suggested that this might be able to introduce this once there are enough pitches to accommodate more motorhomes. A member raised that if there was going to be a discussion with CalMac, this would need to be with the whole community. IW agreed and noted that he had a recent meeting with the Community Council and hopes that the Trust and Community Council can work together on matters like this.

A member asked if there were 6 hook ups, as per the original plans, and if there was a need to revert back to planning to make additional pitches. IW confirmed that there are 6 electric hook ups, however the planning permission allows for 30 motorhomes and 40 tents pitches.

Housing project:

IW confirmed that there has been initial feedback from More Homes (Scottish Government), which said that the development is too expensive, therefore their technical officers are reviewing it at the moment, and we have to wait and see what they can come back with.

Net Zero:

IW said that the board had a good meeting with Viv Oliver, Chair of Net Zero Gigha, and hope to continue working together. IW thanked Viv for a positive meeting.

AGM:

IW said that the AGM is likely to be at least 6 weeks away. RA Clement previously noted 5th September for issuing draft accounts. A member asked that if RA Clements is resigning as IGHT's auditor, did that mean IGHT are looking for new accountants. If so, are quotes being sought. IW said that an accountancy firm has come forward for the financial support role, however the audit is a separate matter. RA Clement is staying on as accountants. FC confirmed that the Trust hasn't had this year's accounts yet and have not replaced the financial support role yet. FC noted that the IGHT group may not be the most attractive business to audit as it is an unusual business. The role of auditors is yet to be advertised. FC said it is likely the board will put the feelers out and see who is interested. The IGHT group need a firm that understands charity law. A member asked if it would be worth approaching TC Young to get their overview of the situation. FC confirmed this could happen.

Working Groups

IW reported that 3 working groups are in the process of being established – Memo & Arts, plots, and 10-year strategy. Letters have been sent to everyone that is interested in joining. A member asked if the group format would be per the constitution. FC said that this is a new experience for all involved and hopes that the groups will form and work organically. The Memo & Arts working group is a vital starting point as any changes to the Memo & Arts will have implications for other matters. FC said that him and JC will meet with the Memo & Arts group to help feedback and work out the group priorities and how to manage the groups. FC asked that members bear with the board as this is new territory, but the board is always looking for input.

A member asked why members could not be on more than 1 group. FC said the board felt it was appropriate to limit the groups rather than someone taking over all the groups. FC said it is fluid, with no template yet, and that it is a new set up. FC recognised that it had been 3 months since the Community Involvement Day, however the board are working on this and trying to move things forward.

A member asked how many members and non-members are within the groups. FC said he didn't have that information to hand; however, he expects around 18 members and maybe 3 non-members. FC noted that the involvement of non-members is one of the reasons why the Memo & Arts group should be in place first to review this. A member said that the pre-emption in the board minutes suggests the board has already reviewed voting. FC said the board are not making the decisions, just noting the type of topics that should be discussed by the working groups. FC expects the Memo & Arts working group to go through the document and review it section by section. FC said the board do not have a fixed agenda and are just trying to open the whole thing up. FC stated that the board are not shutting people out or pre-determining anything. A member said that non-members cannot vote, and another member suggested that it was "second chancing" the groups.

A member was leaving and wanted to note a great job the board are doing and said thanks for the island thriving.

A member said that some correspondence between another member had to be out in the room. They said that the board circulated members correspondence then Liz McCrindle (LM) replied with a response that the member received in error. The member said that the board are supposed to be there in a neutral form and not to pre-judge anyone. IW said he through LM replied. IW further said that everyone does have a voice, and with the AGM coming up soon, there is an opportunity for fresh blood on the board. The present board members (IW, JC and FC) had been on for over 6 years.

The member said that an apology was needed from LM to the member. The email from LM spoke of the "chosen few" referring to a few people in a derogatory matter. FC said that the board cannot apologise for LM, however it is regrettable, and the board will raise this with LM directly.

IW said that people want to decide on everything, but when being on the board, there has to be responsibility. IW said that directors put themselves at a huge disadvantage and can understand why members will not come forward to sit on the board, however, the Trust needs a minimum of 5 directors which is what there currently is, and with any less, there won't be a Trust. IW said that Ian Pinniger remains on the board as he knows the Trust needs directors, however he would be happy to take a back seat if more members came forward. A member recalled when they were on the

board many years ago, and JC was chair. This member and IW had different ideas, however there was always proper grown-up discussion and meetings. This member said that all voices need to be heard on the board, and it can't be a certain kind of voice. IW said he has tried to move the board away from voting at board meetings as ideally the board should come to a consensus and be willing to work together. A member asked what the problem with voting at board meetings would be, as it can otherwise end up with a situation where directors can feel like they're not being listened to at all. IW said the board would need to be away out on a limb if there failed to be a consensus at the meetings. A member noted that the recommendation for community ownership is that nobody should have more than 2 terms as a director (i.e., 6 years). The member said that this is preliminary for the reasons previously outlined, stressful, time consuming, etc. The member further said that secondly, there is a democratic of IGHT and spring 2018 was the last time members voted on matters. The member said we do not have voting anymore and that needs to be the top matter for consideration in the constitution and it is not an afterthought, which has happened in the past. The member said the third thing is that consensus can be written into the boards working and decision making, and there is plenty of standard formats for decision making. The member said there needs to be willingness and commitment from the board. IW said if there was a full board here to carry on, he would be happy to stand down.

A member referred to the stress of being a director and asked if this was not the ideal time to get a Trust Manager. IW recalled when Elaine Morrison left (last Trust Manager), everyone asked what kept going wrong as the Trust had 7 or 8 Trust Managers at this point. IW said the struggle is to get 1 person with the full skill set, and this is why there are now multiple managers: AC on estates, JM on business development, and SB as office manager. IW said that directors' involvement has reduced a lot and the management structure is working. FC said a Trust Manager is difficult to find and doesn't work. IW said the staff team are doing a fantastic job and are what motivates the board to keep going. A member said that previously having a Trust Manager meant that staff had someone to report to which is then fed into the board and takes away the conflict. JC said directors walk out of the room when there are conflicts raised. Bryony White noted that the Trust managers all put in a report each month, which is compiled into a management report and sent to the board before each meeting. FC said that the board have looked to have a Trust Manager position before, but the current structure is working. IW said the board previously had a lot to do, however their involvement is now minimal. The directors keep an eye on finances and are given monthly reports. IW said the board are less involved, and this is how it should be.

~~A member raised that Companies House had previously not been updated to show when each director has stood down after a term. The member said a Trust Manager would have previously dealt with this.~~* FC said this will be put on the agenda for the next board meeting. FC said that the stress of board members does not come from these issues, it comes from other matters which would not be resolved by a Trust manager.

Amended to* A member raised that Companies House records had previously been kept up to date, particularly when any changes occurred in Directors, and the member asked why this was not the case now. The Member also asked if the Register of Directors held at the Trust Office was up to date.

A member asked if the rents will be increased again. IW said this has not been fully discussed or agreed yet. A member asked if there were any free Trust houses. IW confirmed that there is an employee role tied to a house. Their wage reflects and takes the house rent into consideration i.e., if the rent was paid by the employee then their salary would have been increased. A member raised that it was previously agreed to not offer tied houses as the employee can choose to leave their employment and remain in the trust property. IW said that regardless of employment the board wouldn't then wish to put the tenant out of their home. IW further mentioned that the allocation process may not guarantee the employee a home as another applicant could have a gold pass. A member suggested that if the housing allocation process would give IGHT employees a gold pass, it would avoid the need for tied properties. A member suggested that once the employee is in the house, they could then be reverted to a normal lease. IW did recognise that tied house tenants have more rights now than they used to have. FC said the board would review this.

A member raised that there was no Clerk of Works during the housing renovations which in return costs a lot of money and repairs and replacements are needed already. It was raised that all future developments should have a qualified Clerk of Works to supervise. IW said that Clerk of Works is a thing of the past and an Architect said only projects over 3 million are worth having a Clerk for. AC said it is something that has been built into future development projects where relevant.

4. Correspondence

IW raised that correspondence was received. The board previously asked for clarification on the correspondence and invited the member to a meeting, but the member thought it would be better raised at a members meeting. IW asked members if they wanted to go through the items one by one. Members noted that the person that wrote the correspondence was not in attendance, therefore it would be best not to discuss without them present and the board should ask if the member wish for it to be on a future agenda. A member said that correspondence should be confidential and not detailed in newsletters and agendas. FC said the member asked for it to be put in the agenda and the original email was not marked confidential and sent to many people. A member said many of the matters had been covered during the course of the meeting. JC noted that the board has previously been criticised for not being transparent and that this correspondence came to the board through email and the email chain had gone to a few other members and it was deemed for clarity that other members get to see it.

A member queried the board minutes which referred to Ian Pinniger (IP) taking legal action with regards to a right of way. Members noted that this is a private issue and nothing to do with members. JC said that IP asked for this to be included in the minutes for transparency. FC reiterated that the purpose was to address any conflicts and the board recognised that it was a private matter. A member said that IP is no different to the rest of the membership and should have submitted the matter in writing to the board rather than raised at a board meeting. FC said that the board have not done anything with the information. It was only put in the minutes as requested.

A member raised if director's Register of Interest (RoI) is up to date and whether this is published. The member suggested that this would be better to present this than put correspondence from a 3rd party into a newsletter. The member noted that it is a legal requirement complete a RoI document. FC confirmed that SB provided Directors with RoI documents about a year ago. The member said that at the first board meeting after the AGM, this would be the time to update and complete the forms. A member raised why the termination and re-appointment forms and RoI is not updated on Companies House. The board noted this.

5. AOB

A member asked why and when the Hotel lessees would be leaving. FC said there is a meeting with the Hotel on Monday (05/09/22) and is to be discussed. A member queried what would happen to the lessee's tenanted property and other commercial lease. JC said that this should not be discussed at a members meeting. A member asked why the Trust didn't have something in writing before issuing a note to members about the Hotel. FC said the board did everything they possibly could at the time. They followed up from a meeting in writing but never received anything in writing in return. FC said this has been noted and they are learning from this. Members said if anything were to change with the hotel, the membership should get to input and feedback on the future of the business. JC said the board have already agreed to that. A member said that they heard from a director that there is another interested party in the hotel. FC said he was not aware of this and confirmed that the board will be coming back and discussing everything with the membership if the Hotel managers do exit. A member further raised that one of the IGHT properties is tenanted by hotel workers. FC said that has also been noted and is on the agenda to discuss with the hotel.

A member said that whatever is done to this island will never be enough. They stated that everyone should be leaving a legacy for the young ones by removing the wedge between members. They further noted that manners and respect cannot be bought, and it has got to be gained. They said everyone should get on for the good of the island, instead of being the laughing stalk of the western isles, by working together hand in hand. They finished up by saying it is fine to complain, but to do it with manners. JC thanked the member and said there is lots going and being achieved. JC mentioned a rumour of a foodie and drinks festival at some point, then asked about the music festival.

A member confirmed that there is currently no group and no AGM planned for the music festival committee. The member said it has been requested for people to come forward for the committee and 3 people have shown interest. The member confirmed there is £4-6k in the music festival bank account. JC suggested if a notice was put up for an AGM there may be more people willing to come forward.

A member asked about the remaining £50k from the Kinnererach sale which was earmarked for debt reduction. IW confirmed that this money is still in the reserves to support cashflow of projects. IW made reference to the pathway project where everything is spent, and grants are claimed in arrears. IW further said that once the GPL compensation is received, then IGHT will be in a better cash position to then put the £50k forwards debt reduction.

A member followed up with regards to further housing renovations and asked if insulation has to be upgraded, as per Scottish Building Regulations they didn't think that applied to buildings already converted. AC confirmed that with new

EPC C ratings being required by private landlords, this applied even with the renovated properties. Some of the renovated properties are only at E & F ratings. A member asked why some properties are being surveyed and not others. AC said that properties that have been occupied for over 12 years are not immediately required, however it will be required eventually.

A member said fuel was stolen from their oil tank and that a fence should have been put around the tank during the renovations. The member said they seen a tractor pass their property at 11pm. JC said the renovations were completed before this current boards time. AC suggested that a lock is put on the tank, or if the right of way was not blocked, then the tenant would have a better view of the alleged theft. AC said letters have been sent to the tenant with regards to the blocked access point.

A member referred to the tied houses and suggested that there should be an exclusion for key workers including IGHT employees within the allocation process to avoid the need for tied properties. A member recalled that this was previously only for the Trust Manager. FC said this should be reviewed.

IW noted that Nationwide put a reservation of rights over the Trust in 2016 because the security couldn't be covered. This reservation has now been lifted due to the recent debt reduction.

A member asked if the debt figures for the steading could be checked and if this relates to IGHT or GTL.

A member raised the matter of the North Ardmish land and change of boundaries to Drumyeonmore Farm. IW said that the farmers group previously agreed that Bidwells should manage land allocation, therefore, Bidwells reviewed the tenders and made recommendations. IW said that if the Trust went with Bidwells initial recommendation, the tenants would have lost even more land. Another member asked if the board had dialogue with Drumyeonmore and if the tenants were consulted with. IW said that Bidwells had the direct communications and contracting Bidwells cost approx. £9k. A member said that the MacNeil's are the longest Gigha people and McDonald's are the next longest people and have been friends for all these years, and they will never forgive what the board did to the family (referring to losing 27 acres of land from North Ardmish). IW said that there had been an email from Scottish Land Commission noting that Bob McIntosh, Tenant Farmer Commissioner, was going to come to the island before Covid to speak to farmers and Trust. IW said he has come back into contact and wondered if farm tenants would like for him to come and speak with the tenants and board. Members agreed with this.

A member raised the 4 farms proposal which was drawn up by the late Alan Minshaw and John Foster. The member said that at the time there was only 1 farm on the island, Drumyeonmore, which paid £40k to invest in the milk business and was entitled to be left with the North Ardmish land to reclaim this investment. The member asked JC how many acres were taken out of Kinnererach land. JC felt the history of the matter needed to be laid out to provide members with the full context. JC explained that all the farms on Gigha were encouraged to grow and produce 1.5 million litres of milk on the island to make the transportation cost of collecting the milk more viable. JC explained that Tarbert and Drumyeonmore Farm are the only farms that remain on the old-fashioned leases. Achamore and Ardlamy Farm are on different leases, whilst Kinnererach and other land on the island is on different land leases. JC explained that when the farms got bigger, Tarbert got offered the north of the island, including Kinnererach, and Drumyeonmore got North Ardmish and further south including New Quay land. Achamore had Leim and Ardlamy went over the Glen. The land was all split up to make the farms viable. During that time, everyone needed sheds, and this was promised to the farmers, which is nothing to do with this current board. Leim shed was offered to the farmers to share. If new sheds had been built for the farmers, it would have gone onto their lease and rent. Rent would have gone up, but that was never done. No rent was gathered in for Leim shed. It had been offset against the farm rents because sheds weren't provided. If new sheds were built, rents would have been reviewed. A member noted that they worked with Mr Minshaw, as the Trust couldn't get a grant, but the tenant could for new sheds. The member said they pay interest on a loan for building the shed for the Trust, and the rent reflects this. Both JC and the member agreed that agricultural law and new requirements being enforced is becoming a minefield. The member raised that is why they previously asked FC about an agricultural lawyer at the last members meeting because this it isn't something that can be sorted without advice. JC referred back to Drumyeonmore Farm, which is on an old lease, however North Ardmish land was on a 15-year lease and ended in May 2020. Bidwells made the recommendation for 27 acres of arable land not to be re-let to the tenants and offered elsewhere based on the proposals received at the time. Members referred to this being "underarm work" and instructed by the board. IW said it was not influenced by the board and only caused by the tenants themselves. The member said that they had spoken with Bidswells and had everything in order for a

new lease. IW suggested the meeting with Bob McIntosh may help address this matter. A member said Calum Hogg of Bidwells should attend to explain the process. AC explained that Bidwells no longer acted for the Trust and Calum no longer works for Bidwells. AC confirmed that he is looking into getting another land agent at the moment. IW said it is a very expensive thing. A member asked if the Trust has an agricultural lawyer, and if so, to invite them to the meeting. FC said the Trust lawyers is TC Young, and they may not have all the details on the recent land transactions. A member thought that Hamish Lean of Shepherd and Wedderburn would work with and for the Trust. IW confirmed that Bob McIntosh of Scottish Land Commission will attend a meeting with farm tenants soon and hope to progress from there.

The meeting closed at 9.00pm. The next meeting will be at the AGM in October.

Please see Actions below.

Actions	Allocation	Update
Evidence IGHT communications with OSCR regarding LM financial support role.	JM	Completed
Review and re-issue 03.03.22 and 12.05.22 member meeting minutes.	FC	Underway
Follow up with electrician regarding cupboard door not reinstated.	AC	Completed
Board to meet with Community Council to discuss the Campsite: CalMac bookings and use of layby.	Board	Monthly meeting with CC to be arranged.
Contact TC Young to get their recommendations for Auditors and Accountants when required.	Board	Following 2022 AGM and Audit.
Apology to be sent regarding an email sent from LM to a member.	Board	To be raised at September Board meeting.
Update Directors RoI and Companies House following AGM.	Board/SB	Following 2022 AGM.
Clarify Steadings loan repayment and allocation to IGHT/GTL.	SB	Confirmation below*
Follow up with Scottish Land Commission to arrange a meeting with farm and land tenants and the board.	JM	Contact made and arrangements are underway.

** One of the follow up actions arising from the meeting was to update the members on the status of intercompany loans held between the Trust and Gigha Trading Ltd (GTL) in relation to the Steading's development. We can confirm that in 2009 GTL undertook the steadings self-catering units' development which incurred costs of £505k, this being the loan funded by the Trust. In 2019, GTL disposed of the Steadings and the Trust took back ownership of this asset which allowed the intercompany loan to be cleared off in satisfaction of this transfer. IGHT now generate income from the Steadings through rental charge for the business lease.*

The only current outstanding intercompany loan between the Trust and GTL is the Marine Loan at c£45,000. GGPL also has an intercompany loan with the Trust amounting to c£135,000.