



Date/Time	15 th August 2023
Location	ZOOM (Video Conference)
Attendees	Trust Directors: Rhoda Meek (RM, Chair), Martin Finnigan (MF), Neil MacPhail (NMP) Christine Coghill (CC), John Bowler (JB) Trust Staff: Phyl Meyer (PM).
Minutes	From recording, Kate Bauen (KB)
Absent, Apologies	Elspeth MacKinnon (EMK), Jacqui Bennett (JaB), Eoghann McGregor (EMG),
Absent, No Apologies	Donnie Campbell (DC)

1. Welcome & Introductions

RM welcomed all to the meeting.

Apologies were not received from Donnie Campbell (fourth meeting in a row).

2. Declaration of Conflicts

None declared

3. Previous Meeting

a. Minutes

The June 2023 minutes were approved with one text amendment to section 8b. **Action KB**
Minutes approval proposed by Rhoda Meek, seconded by Martin Finnigan.

b. June Actions Update and Matters Arising

Action Update. Please also see the Action Tracker

Action #	Action Status
106	Action obsolete, close.
129	PM has risen this with the community council and Councillor Amanda Hamspey took the topic on board at a political level. Awaiting Feedback.
133	No meeting with TC Young as yet. See Agenda point 11a
135	Action completed
136	Action completed
137	Ongoing
138	Action completed
139	Action completed
140	Action completed
141	Action completed
142	Action completed



c. Director Absences

The Board discussed the need to have active directors and the implications for director 'absence' as per the Memorandum and Articles (M&A's).

The required new M&A's (which will be proposed at the next AGM) require a quorum of 50% of elected directors which means that it is even more important that directors are active, engaged and attending Board meetings.

The Board agreed that RM will contact absent directors to explain the current need for active directors and ascertain his intention. **Action RM**

4. Actions taken since June Board meeting.

- £100k cashflow loan to TCEL for Business Units project – the Board approved this.
- Support of John Muir Trust campaign for Carbon Emissions Land Tax (if resolved by email). No action required – observe how the campaign progresses.
- E-mail approval of Stage 1 work on Scarinish Housing. See agenda point 9c

5. Health and Safety

Urras Thiriodh Environmental Statement of Intent - approved with one amendment – change 'Chair' to 'Chair or Nominee'. Proposed by Rhoda Meek and seconded by John Bowler.

Action KB

6. Recruitment

See pre-circulated papers with proposals for approval for Governance and Finance Officer post and Leasaiche na Gàidhlig post.

a. Governance and Finance Officer post:

- Lead on Governance, Admin and Membership tasks
- Supporting role for Finance tasks (with SMK in lead)
- 0.8 FTE at Officer Grade.

b. Gaelic Development Role (Leasaiche na Gàidhlig)

- Lead, focused, role for Gaelic Development
- 0.4 FTE flexible across the year

The Board discussed these roles at length including funding.

Both posts were approved by the Board and the change implications to LMA role.

7. Windfall Fund Applications

Application for £3000 from Screen Argyll for the Sea Change Film Festival (CSI 23 008).

The Board discussed this and approved an award of £1500 which is consistent with previous awards in 2023 at a reduced level given the current fund status.



8. Funding

a. Community-Led Local Development (CLLD) – Successful

£12,197 awarded to address an Energy Local feasibility study (under TREL) – procurement underway.

b. British Science Association, Scienceceilidh - Successful

Climate Change Community Grants: £5,000 has been awarded to us to support us in taking forward a project to identify the major impacts of climate change on Tìre Ìle and put together a list of potential adaptation solutions. We have been paired with a research partner to support us with this, and it is expected that some of the budget will go on travel costs for this researcher – with the rest going towards our own staff costs.

c. Good Things Foundation - Successful

£5,000 grant awarded to the Cruas Project to enhance digital literacy and promote digital inclusion in the community. The project, named the Cruas Digital Clinic, will commence in August 2023 and will run for six months. It will offer a digital drop-in service to the residents of Tìre Ìle where they can seek assistance in using digital devices or accessing digital services in an informal and ad-hoc manner.

d. Energy Redress Scheme – Unsuccessful

We had applied for two-year funding to support the Cruas project, and to set up funded training for local installers of solar panels and heat pumps. Unfortunately we have been told that we were unsuccessful. Minimal feedback has been offered, noting that the round was highly contested with applications.

e. Nationwide Community Grant: Unsuccessful

We had applied for two-year funding of £60k to support the creation of a Housing Officer role within the Trust, and associated activity to take forward a housing strategy for Tìre Ìle. Unfortunately this, too, has been unsuccessful. No feedback has been offered.

f. Scottish Land Fund and Rural and Islands Housing Fund - Ongoing

Work is currently ongoing to prepare and submit feasibility stage applications for these funds in relation to the Scarinish housing project (see separate recommendation from Housing Group on appointment of an architect-led design team subject to receiving that funding).

PM informed the Board that Funding Applications are now being made by more staff members.



9. Working Group Reports

a. Memo and Arts Working Group

RM, MF and PM have met with TC Young to finalise amendments to the Memorandum and Articles of the Trust.

The key changes proposed are:

- Quorum change from 3 to 5 elected directors: This is a mandatory change brought about by need to be able to apply for Government funding.
- Changes to “Associate” membership. There is a requirement from the Land Reform Act that Associate Members can form no more than 25% of the total membership pool (this includes Junior and Young members). 75% of the membership must be full members with the right to vote at an AGM. We do not meet this requirement at present.

The Board discussed this at length.

MF proposed that ‘Associate Member’ is removed from the M&As and a new ‘sponsorship’ model could be installed with varying levels of sponsorship linked to donation level and perhaps perks with all donations contributing to any potential TCDT ‘post turbine’ wealth fund (still under consideration).

The Board approved this proposal in principle and the following actions were agreed:

- PM will go back to TC Young and ask them to remove Associate Member from the draft M&As completely. **Action PM**
- The FSG will take up the topic of sponsorship at the next meeting. **Action MF**

Next Steps:

- Final Draft will be circulated to the Board for approval.
- Both OSCR and the Scottish Government will then need to approve any M&A changes.
- At that point, to allow enactment of the changes, a ‘special’ meeting will be held to approve the new M&As alongside an update on Trust activities.

b. Finance Sub Group

Meeting will be held in the coming weeks.

The Board approved the changed fee proposal from AAB for preparation of Trust Group accounts for audit. The audit is proceeding well and AAB are proactively showing us how to prepare the accounts for audit ourselves meaning no fee next year.

TREL has been looking at interest rates on deposit accounts. Currently RBS are offering a savings account with between 2% and 4% interest depending on deposit term. This is currently being set up for TREL and MF proposes the same is done for Trust reserves.

The Board approved the concept in principal, PM will circulate details for decision. **Action PM**

c. Housing Working Group

Stage 1 Application: Scarinish Housing Project



PM had circulated previous papers by email regarding the Housing Working Group recommendation of the appointment of John Gilbert Architect (from our Design Team Framework) for the Stage 1 feasibility study subject to securing the funding from Rural and Island Housing Fund and Scottish Land Fund.

The Board approved the recommendation and moving ahead with Stage 1 application.

PM will sign the Architect appointment letter and initiate quotes for the work involved. **Action PM**

Long Term Lets

Papers were pre-circulated regarding setting the Trust up as a letting agent.

PM gave an overview on context and the Board discussed at length.

Next steps were agreed:

- The Housing Working Group will map out alternatives and options for letting and managing properties with the presumption that the Trust will not be taking on any property management or letting agency work.
- The Housing Working Group will compile a paper with recommendations for the TCDT Board to consider. **Action PM**

Modular Housing Construction

The Housing Working Group underwent a 'mini procurement' on modular housing construction with presentations being made from two companies.

Caber House was chosen due to their Tiree specific solution focus, and adaptability on building to economy of scale.

Work needs to be done to get to the feasibility stage which the contractor is prepared to take on at risk as they see the potential for the project.

PM made clear this is a pilot project with the full support of HIE. The intention is to determine if the project is workable - if it can be done and will More Homes fund it. MICT and other Community Trusts may then come on board.

The Board agreed that this should be progressed

d. Childcare Working Group

The Board discussed the final Childcare Feasibility Report pre-circulated by PM.

Points raised included:

- Previous discussion on working in partnership with the school and An Talla for a pilot were unsuccessful.
- Running a small-scale Pilot for one year seems to be the most sensible option to determine if the project will fail or not.
- However the Pilot is set up – the project must have the backing and support of the community in terms of volunteer support, to be financially viable and within reasonable timescale to set up.
- Staff capacity, additional policy and Governance will be needed to run the project all of which could be a significant risk to the Trust.

The Board agreed to leave this as a pending item.





PM is meeting with the CEO of Argyll and Bute Council on Thursday 17th August in his role as convenor of the Community Council. RM and CC will attend on behalf of the Trust and raise the topic of childcare.

10. Reports

a. Trust Activities Report

- Jack Green Morgan has passed Prince 2 Foundation Course.
- Kate Bauen has passed the L3 Certificate in Housing Management with Chartered Institute of Housing.
- The community minibus is back on the island but there are some things which still need repair.
- First Aid Kit at Scarinish Harbour – no feedback from community. Replacement has been ordered. May be an option to place a CCTV camera at Scarinish Harbour not just for security but also for chasing up guest mooring fees. Will be proposed to TCMAL.

b. Finance/ Budget/ Cashflow Report

No finance report this month

11. AOCB

a. CMAC Loan

- RM and MF met with Catriona MacLennan (CML) and Alison Clarke (finances for CMAC).
- A note of the meeting will be written up and circulated to the Board.
- Next steps will be decided in October once paperwork has been supplied by CMAC back to TCDT.

b. Cùram and Community Minibus

Curam have informed RM that they will no longer take part in the agreement to purchase the minibus and as such will not be paying the £20k owed to the Trust toward the vehicle. This has left a financial deficit of £20k in Trust funds for Business Units project.

The Board discussed this and agreed that:

- Cùram will not be refused use of the bus according to the policy and procedure we have in place as long as it is free – however no priority or extended bookings will be given.
- The Cùram logo will remain as is unless we are asked specifically to remove it.

Breakdown and Repairs

PM is still looking into compensation for the issues caused with timely repair of the bus. This is a complicated scenario due to the dealings with GM Coachworks and Maxus. The vehicle was also handed back in a non-roadworthy state prolonging the issues.

The Board are keen that this is pursued as it has culminated in loss of a funding partner.

Action PM



c. Community Ownership Week Event

Changes to the M&A will be pegged to the Community Ownership event planned for the 100year anniversary Community Ownership in Scotland.

The Board are happy for Trust Staff to organise this once a timeline is known. **Action PM**

d. TCEL Cross Over Director

Christine Coghill will step down from her crossover position on the TCEL Board effective immediately.

Recruiting enough directors to the TCEL Board remains a concern.

12. DONM

Next Trust Board Meeting - Tuesday 12th September 2023 at 7pm by Zoom.

There being no further business the meeting concluded at 21.55h.