



LISMORE COMMUNITY TRUST

Purpose: to maximize the potential social, economic and environmental wellbeing of the whole community of the Isle of Lismore

Draft Minutes of the AGM of Lismore Community Trust,
held at 7.00 pm on Thursday 30th November 2017 at Lismore Public Hall

Teenie Wilson (TW) welcomed everyone to the meeting, in the absence of Sebastian Tombs (Chair) due to illness.

1. Present and apologies

Jennifer Baker, Liz Buckle, Dot Hay, Bob Hay, Kiki MacColl, Archie MacGillivray, Ann MacLean-Fleming, Anna Stewart, Teenie Wilson, Carol Wormleighton, Julian Wormleighton, Gill Law, Mary Walker (from 20.25)

Apologies: Sebastian Tombs (ST), Ron Livingstone, Elaine Robertson, Kieron Green

There were 11 ordinary members in attendance and 15 proxies had been received. A quorum for the meeting was established.

2. Minutes of Previous AGM – 1st December 2016

These were approved as a true record of the meeting. Proposed: Julian Wormleighton (JW); Seconded: Jennifer Baker (JB).

3. Matters Arising

None

4. Report from the Chair: At short notice The Chair was unable to attend in person. Subsequently, the Chair's report was emailed to members, broadly as follows:

Chair's Report to AGM 30th November 2017

The period from November 2016 to 2017 has been busy and eventful; but not without its frustrations!

Work towards an Island Plan had commenced but was interrupted by news that Bachuil House was on the market and the directors turned their attention to

assessing whether it could offer the community a business opportunity and provide some long-sought facilities as well. Work on the Island Plan was therefore suspended for the time being.

At the last AGM there was a discussion about the merits of exploring a potential community buy-out of Bachuil House, Hawthorn House and associated land, which gave the directors a mandate to proceed. Two months of intensive work followed, with the submission of a bid for pre-acquisition funding from the Scottish Land Fund; the appointment, on 23rd December of four professional consultants; a Public Meeting on 5th January, and a final report, after consultations and background surveys etc., in early February. In the event, the business case was insufficiently strong, and the Planning position proved adverse; so, the directors did not recommend proceeding, and no community vote was held.

Feedback from the community survey did show, however, some support for many of the aspirations of such a project, inclining towards some gathering of community facilities on the island, and addressing opportunities for appropriate housing for the elderly, and work space units for businesses and entrepreneurs. A future for the shop and school were evident concerns of islanders.

Once this project had been concluded, the agenda items were once more: The Island Plan; and a variety of Projects both on the island, and across the four Lorn Islands Partnership (LIP). Of the latter, a large Climate Challenge Fund application was developed with the Trust's Energy Group and Jane Churchill, a Development Officer with LIP, and was approved for nearly £150,000. This was to cover the installation of a glass imploder on each island, and in addition a 'Swap Shed' on Lismore, plus various workshops and training elements. A Project Officer was appointed in the summer, and immediately set to work on researching the glass imploder options and critical path delivery routes. Sadly, it became increasingly apparent that these installations are not easy to make cost effective in small communities with voluntary management. The finding of suitable sites also proved more difficult than anticipated. By the autumn, decisions were having to be made to conclude the project altogether, which occurred at the end of September. Lessons to be learned: undertake much more detailed research before embarking on such applications; and do not 'rush' in to projects without such preparation.

Meanwhile, other projects were beginning to move forward; grant applications were submitted to refurbish the two telephone kiosks at Point and Achnacroish as Information Hubs; which by the middle of October had been approved by Awards for All. Work is planned to get the kiosks and associated information material ready for the Spring.

The Play Park at the School also moved more slowly than expected; concerns about responsibility and insurance resulted in an agreement with the Council

for a licence to the Parent Council (PC) for use of the land; Tesco Bags of Help raised £2, 000 on top of the £3, 500 already raised by the PC, and other awards applications were pending. There is some optimism that this scheme will move ahead in the coming year.

The School House, which had not been in use as a dwelling for significant periods, was the subject of continuing correspondence with Argyll and Bute Council. The good offices of Councillors Elaine Robertson and Kieron Green had been brought to play to move matters forward, with receipt of a draft licence in March, and a revised amended, and final version anticipated as this report is written. The aim is to make this under-used asset a benefit to the community, for community use – and a base for the Trust as well as for other group meetings. While a variety of other positive ideas for the use of the building have been put forward from within the community, the directors determined that the first step should be to secure the licence, and undertake the refurbishment, for which funding applications have been lodged with a number of grant-giving bodies. This approach was strongly endorsed by the Chief Executive of Argyll and Bute Council during a morning visit in mid-October. If both the Play Park and the School House projects can move forward, this corner of the island can present a much improved and welcoming aspect to the island, for islanders and visitors alike.

The Trust was successful in October in becoming accredited, on behalf of the island as a whole, to host and co-ordinate visits of between three weeks and 12 months of people between the ages of 17 and 30, under the Erasmus+ programme. The directors are considering how best the island could benefit from this and will welcome all enquiries.

Supportive engagement with a number of island groups and residents took place during the year: With the Community Council, whose meetings are usually attended by a director, regarding advice to visitors, and significant matters such as Glensanda expansion; with the Parent Council, re the Play Park, as noted above; with the Hall directors, regarding potential enhancements for the building; with the Kirk and CELM regarding a Vision for the Kirk and surrounding area; with the Computer Group regarding new approaches to handling the Trust's (and Island's) online presence; efforts to engage the islanders generally in a possible Arts Programme, for submission to Creative Scotland, however, proved to be of little interest.

Meanwhile, work with the three other islands via the Lorn Islands Partnership (LIP) continued apace and over the summer two major inter-linked projects got under way:

Work space initiative: HIE had shown interest in supporting an island-focused enquiry into possible demand for work space units suitable for island entrepreneurs wishing to set up, or grow, businesses. In September a 'Call for

Sites' was issued to all landowners and tenants, seeking knowledge, in confidence as appropriate, of any sites that might be made available for sale or lease. Follow up conversations have now commenced. A draft consultants' brief has been prepared and submitted to HIE from whom a response is awaited. Lismore showed the greatest level of interest and was identified as a potential pilot for a scheme which, if successful, could be applied to other island communities, within the HIE sphere of influence; with HIE acting as advocate to assist in releasing funds from other sources. As a key element in any long-term future for the island, work space has been on the community's 'wish list' since consultations commenced nearly 20 years ago.

Housing Needs Assessment: as a complementary element of any future for the island, suitable housing is also a key ingredient. 'Affordable Housing', and 'housing for young families' have also been regular features of consultations – but until now there has been little detailed information available to test real need. During the Bachuil-related survey, quite a number of respondents recommended that suitable intermediate care for the elderly, or better adapted housing for their needs, was important. A Housing Needs Assessment survey by the charity Rural Housing Scotland, which has 30 years' experience of assessing latent need in rural areas, was launched during October. Once analysed, the results should indicate whether and to what degree needs exist on the island – and that could lead to steps being taken to start addressing such needs.

Earlier in the year, the A3 folded leaflet promoting 'Four fantastic island day trips FROM OBAN' was produced and distributed by a commercial distribution company to all listed accommodation providers in the Oban area, as well as other relevant tourist information points. Again, the aim was to raise awareness of the unique characteristics of all four LIP islands and encourage visitors to make more of their time – and money – in the locality. Further efforts at promoting the islands are being considered, and positive responses have been received, and been nurtured, from the staff in the Oban Tourist Office.

LIP has also held two 'Gatherings' at Rockfield in Oban during the past year, open to everyone in their respective communities, in March which looked at the potential role of Exchange arrangements, project progress, aspects of the Climate Challenge Fund project; and in November re online strategies and other digital opportunities, and the two major projects noted above.

Nicky Lewis:

The directors, were deeply saddened to hear of the untimely death of their colleague Nicky Lewis in the Autumn. Her loss would be deeply felt by the island community as a whole, and the Trust would miss her positive energy and enthusiasm for the future of the island.

I would like to recognise all the hard – voluntary – work put in by all directors and our Membership Secretary during this busy year. The directors look forward to building on this year's efforts with more to report next year. The Board always welcomes interest in its work and, in particular, offers of assistance with Working Group activities or, of course, in serving as a director.

Sebastian Tombs
November 2017

5. Consideration of Annual Accounts

TW explained what various figures in the accounts represent.

The figures in restricted funds are mainly from the Bachuil Project and the Celebrate event. The Celebrate event made a surplus of £173 due to the raffle on the evening. The Bachuil feasibility study had an overspend of £10.45.

Thanks were expressed to the Energy Group for the funds they raised for the Trust at the craft fair and plant and produce sale.

The Trust's current Financial position was outlined as follows:

Total Funds: £16,314 of which £12,660 was reserved for the Play park, Kiosks, School House and Junior Photography projects.

The General fund balance is currently £3,654.

The meeting agreed that the Trust's finances were in a much healthier position than in previous years.

6. Appointment of Independent Examiner – TW proposed that the Trust continues to use Ainsley Smith and this was seconded by JW.

7. Vote on Special Resolutions:

TW explained that changes in legislation had made certain changes necessary and gave a summary of these changes. It was also explained that as there were slight changes to the purposes, approval from OSCR would require to be obtained before any changes could be put in place.

JB asked what the criteria for membership was – this was clarified as being ordinarily resident on the island, on the voters' role and aged 16 and over.

JW, while happy to propose the changes be adopted, suggested that there would be other changes which should be considered at a later date on the grounds of clarity. This will be considered by the Directors at a subsequent meeting.

TW proposed that a vote be taken on the Special Resolution.

2017.3 That changes be made to the Trust Articles to reflect new legislation and correct punctuation etc. as set out in the pdf file named “2017-11-30 Proposed changes to Articles” (additional text in Blue and deleted text in Red)

The Special Resolution was unanimously agreed by the meeting. This will be subject to approval by OSCR.

8. Setting of Annual Subscriptions if any and the due date:

JW proposed that there be no annual subscription. This was seconded by TW.

9. Election/ re-election of Directors – Gill Law (GL) presided over this.

ST and TW are standing down on rotation but are willing to stand for re-election. Mary Walker is standing down as a Director and does not wish to be re-elected. Kiki MacColl (KK), Ann MacLean Fleming (AMF), Archie MacGillivray (AMG) and Anna Stewart (AS) are the Directors who are not standing down. TW was proposed by JW and seconded by KK; ST was proposed by Carol Wormleighton (CW) and seconded by JW.

10. Status/ Activity Reports: Gill Law spoke on these in ST's absence.

GL gave a summary of the current situation with LIP – it is hoped that a third year's funding for this will be obtained, to allow LIP to continue until March 2019. The LIP project is currently in year 2 of the Strengthening Communities Programme Funding, which provides approximately £40, 000 per year towards supporting the delivery of LIP members' objectives and cross island objectives. LIP is working on projects across the 4 islands as well as some individual projects. Ultimately it is hoped to obtain funding for 5 years' worth of service.

JB asked about further steps regarding housing needs, specifically with regard to accommodation for elderly and/ or terminally ill people wishing to remain on the island. GL explained that the next step after the housing survey (and analysis of the results) would be to source funding for a feasibility study and then to take any viable housing needs project further. It was agreed that it would be a positive step to have an end game in sight for such a project.

The housing needs survey had a very high response rate, which gives a lot more weight to its findings.

This is a cross-island Project however there is broad recognition that while consultation in the same format is taking place on all islands at roughly the

same time, the Report to this exercise may highlight different needs on different islands.

In relation to Lismore, the Housing Needs Analysis Report has just been received in the past week and detailed analysis has not yet been possible. However, a clear Housing need and moderate development has been identified.

Alongside this, further research is needed in the New Year into the support needs of vulnerable groups on the island to allow people to remain as long as possible in their own homes with appropriate support. It is possible that a Social Enterprise Project employing local people and supporting local people could be possible to provide home support and social care. Further work will take place on this possibility in the New Year.

Kiosks – After a successful application to Awards for All, work is ongoing via the Kiosk Working Group to implement the actions detailed in the Application to transform the two island telephone kiosks to Information Points. A call to the community will soon be going out for painters, joiners, artists etc. to work on the refurbishment.

Part of the funding for the kiosks was to pay for a Lismore Guide – there is a working group in place for this. A draft of this should be available soon. GL understands this document to be a holistic document, giving information but also showing visitors how to protect the local environment. JB asked if the community would be able to view a draft of the document. It was expected that this would be possible. GL explained that the document is intended to enhance what is currently available and therefore benefit the whole community and its organisations.

JW raised the possibility that any publications made available at the kiosks may tread on the toes of publications provided by other island groups, in some cases earning money for these groups. GL explained that the intention with the leaflets would be to increase the earning capacity of the island and its groups as a whole, boosting income generation from the visitors to the island. She was keen to ensure a balance was maintained.

GL advised that the aims behind the development of these leaflets was twofold;

- One to maximise access and awareness of the island's natural assets and heritage and to maximise income spend on the island by awareness-raising of the unique island produce offer
- Two, to raise awareness of the required conduct of visitors to protect the island's natural assets and environment as well as protecting wildlife and farming stock
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Comment was raised re “displacement” ie; giving away a leaflet for free may displace/ reduce income to other organisations who sell leaflets and other publications. GL advised that the leaflets were designed to show case the whole island all producers and assets. Consequently, it is hoped that the whole island will benefit from increased income that will outstrip any anticipated loss from individual income sales.

GL also pointed out that the Leaflet Guide should be seen as part of the same initiative as the Kiosks and the Business Units, all designed to increase island income generation and asset awareness.

School House – the Trust has been granted a licence to use this. This will be offered as a community resource base, meeting space for the Trust, with there being potential for a learning space, rooms which can be utilized by the community and kitchen space. Licence to occupy has been granted at zero cost

Playpark – awards for all application outstanding; if successful this will mean the project has around £18, 000 towards its cost. Dot Hay (DH) raised the issue of parking at the schoolhouse and the playpark. This has been discussed with the school, who said that they did not wish any additional car-parking. This could be considered further in the future, with community discussion, but is not currently a priority. A community garden or allotments are also being discussed as possibilities for within the schoolhouse grounds.

Junior photography workshops: this will operate as a kind of pilot for general workshops for young people. The photography group had been approached by several people asking for this type of workshop. Argyll and Bute Charitable Trust and The Souter Foundation have provided funding for this and the workshops should take place sometime in the new year.

Trust resources: many Trusts have a paid staff member - the possibility of a part time post is being considered, to help with administration but also to provide support to others in the island community. It would be hoped that this post would be filled by a local person already living in the community. A Leader application will be submitted in January for this project.

Business Development Units: £23 – 24,000 funding being sought for feasibility studies for these across the 4 islands. A shared production space for local crafters/ producers would be a key part of this. HIE is extremely positive about the project. There was discussion on sites for the project across all of the islands. Lismore Community Trust has issued a call for sites but has had limited responses so far. We have an architect's brief and will be looking to have this costed and then funded.

Liz Buckle (LB) suggested having a spare space in the building for potential future businesses/ enterprises. GL explained that the units would be multi-

purpose and adaptable to different users, rather than being purpose built for a specific business. DH noted that this kind of project could tie in with the schoolhouse project, although it was pointed out that the lack of land at that site could be an issue. LB also mentioned the Swap shop idea which had been previously proposed. GL said that this would be something that could be included in these units...or perhaps even in the schoolhouse. TW confirmed that the board would continue to seek a solution for a location for a swap shop.

Bob Hay (BH) spoke about the Church. He said that this is an important building and that the island doesn't understand the state of the Church building and that it should be the responsibility of the Trust to resolve this. He noted that the building is important for rites of passage for the island and he feels that the Trust should be helping with this. It was agreed that the community does not know enough about the state of the Church. TW explained that the Trust had encouraged the Church to share their vision document for consultation to the island but that the Church had indicated that this vision document was on hold. It was agreed that it is a hugely important building, historically as well as anything else. While it was felt that action needs to be taken, TW explained that the board felt that this was a matter for the Kirk Session and not one for the Trust. The Trust would be happy to discuss the situation with the Kirk Session should they wish us to do so. GL noted that the vision document was now somewhat out of date, so there may not be the same need to share this document now. AMG noted that it is a linked charge with Appin and that involvement from The Church of Scotland's head office at 121 George Street, Edinburgh would also be necessary. It was suggested that it would be a positive step to suggest to the Minister and Kirk Session that discussions be entered into with the community as a whole regarding the future of the Church. JB suggested that the Trust could invite members of the Kirk Session to a Trust meeting for discussions on a way forward. TW noted that these suggestions would be discussed at the Trust's next Board meeting. GL suggested that Comann Eachdraidh Lios Mòr could also discuss this subject at their next meeting. BH is extremely keen for the residents of Lismore to be made aware of the condition of the Church. GL reiterated that the Trust cannot act without being asked to do so by the group in question. BH wished to minute that the Trust would undertake to enter into a dialogue with the Minister. TW explained that the Trust was already in dialogue with the Minister and that he had said that the vision document was on hold. However, TW agreed to discuss this with the board at their next meeting.. BH thanked the meeting for discussing this topic.

Erasmus Plus – TW worked very hard to get the Trust registered with this, which allows for European exchange people to come to work in community projects on the island. The people would work in the community but would also have the opportunity to experience island life. A potential project could involve the natural heritage of the island.

Island Plan: A draft island plan was handed round to those present at the meeting. There would be further consultation phases before a final document would be produced. This current version is intended to stimulate discussion and will be subject to change. The hard copies of the plan could be taken away by those present and passed around others and email copies will be sent out to all members. Comments and suggestions are welcome at any time.

Energy Group: LB and DH have provided a summary of the energy group's work. There were various fundamental reasons why a glass imploder wasn't feasible. A swap shop would be feasible, but the lack of a site made it impossible in the short term. LB expressed thanks to those in the community who filled in the questionnaire about the glass imploder. She also expressed the hope that the swap shop will go ahead at some time in the future. GL suggested the possibility of having a monthly swap shop in another building, but it was felt that this wasn't practical. A permanent space was the preferred option. It was suggested that one of the rooms in the school house could be used for this in the future. There was discussion on the type of item that could be included in the swap shop. The energy group's report will be available online and will be emailed out to members with the chair's report.

11. Open Discussion: DH asked about the sewing machines which are available to the Trust. There is one available for each island but all four can go to any one island for a particular project/ workshop. There was discussion on potential uses for these.

There was discussion on location based mobile apps – this is currently being explored by LIP and is something which could complement the kiosks. The aim is for the kiosks to be completed by the 10th of March 2018.

12. Any Other Business

None

JW thanked and congratulated the chair for chairing the meeting so well, especially at such short notice. TW thanked everyone for their attendance.

The meeting closed at 20.51.

Following the AGM, a brief meeting of the new Board was held, at which office bearers were elected. The appointments were as follows:

ST was nominated as Chair by TW and seconded by KK.

TW was nominated as Treasurer by AS and seconded by AMG.

TW was nominated as Company Secretary by KK and seconded by AS.

AMF was nominated as Minute Secretary by TW and seconded by AS.

AMG was nominated as the Board representative on the Energy Group by TW and seconded by KK.

Date of next meeting:

To be arranged for the new year.

DRAFT