

Board Meeting Minutes

Avich & Kilchrenan Community Heritables Main Board Meeting # 013

Date & Location: 25th June 2025 - Struan House

Present: Chris Goldsmith (CG) - Chair
Brian Burnett (BB) - Treasurer
Carol Thomas (CT) - Company Secretary
Ann Urwin (AU) - Trustee
Chris Pollard (CP) - Trustee
Oscar Pearce (OP) - Trustee & Youth Rep
Peter Gray (PG) - Trustee
Sheila Clark (SC) - Trustee
Tina Goldsmith (TG) - Trustee

Apologies: Rhona Knox (RK) - Trustee

1 Welcome & Apologies 1.1 CG welcomed all present, noted Rhona's apologies, and declared the meeting Quorate

2 Declarations of Interest 2.1 It was noted that CT is now Company Secretary for AED

3 Interim Decisions 3.1 Agreement to join Community Lands Scotland Unanimous
3.2 Agreement to accept 6 new ordinary members Unanimous

4 Minutes of Last meeting 4.1 Minutes #12 Review:
The minutes required several corrections, which CT undertook to correct. Action: CT
Acceptance proposed: Brian Burnett
Seconded: Chris Pollard
Passed by all

5 Chair's Report 5.1 Progress since last meeting:
CG opened a discussion on Land Registry following last month's agreement to join Community Land Scotland. He asked the Board to consider getting business membership of Land Registry Scotland or Scottish registry as he thinks it would be a good investment. CP to investigate and organise. Action: CP

Meeting noted that TG & RK will also need Land ownership knowledge for the Local Place Planning work to be done in the Autumn. They will check with Paul if there is a cheaper way to get knowledge of Land ownership maybe via "Who owns Scotland". They will look for the solution that gives us best value for money. Action: TG/CP

5.2 SubGroups

Avich & Kilchrenan Community Heritables

	<p>CG referred to his previously circulated Board & Subgroup report. He also asked that all group leaders issue a statement on the 7th of each month regardless of whether there is a Board meeting in the month. If there is nothing to report, a brief email saying that there has been no progress/activity should be circulated.</p> <p>CG asked the Board to approve the revised sub-groups Proposed by BB and seconded by CP; passed unanimously</p> <p>5.3 DTAS Conference & AGM CG & TG are going to attend as is DIG's CDO Elle and they are collaborating to make sure that they cover as much of the conference as possible.</p>	<p>Action: ALL</p>
6 Company Secretary's Report	<p>6.1 Membership CT notified the Board of 5 new applicants for Ordinary membership ing Board approval, which was given unanimously. This brings the membership to 81, with 10 of these being non-voting members.</p> <p>6.2 Compliance - CT to check that all Trustees have completed their annual Trustee Declaration and chase those that haven't returned them.</p>	<p>Action: CT issue updated list</p> <p>Action: CT</p>
7 Treasurer's Report	<p>7.1 Current account: £1,207.44 of which £805.35 is unrestricted. Total income Year to Date is £8,694.59</p> <p>7.2 Funds Statement There is £238.67 in Churches restricted fund and £157.12 from Green Power. The Board discussed the importance of getting unrestricted funds more resilient. Discussions included applying for Overhead Recovery, whenever the Grant Funders allow it.</p> <p>There was a wide ranging discussion about VAT and the fact that you cannot reclaim VAT on grant funded applications. Essentially if we are not VAT registered, we must claim vat-inclusive grants, which means we are seeking 20% higher levels of funding. If we are VAT registered we would claim ex-VAT funding but would need enough vatable income to pay the bills and reclaim the VAT.</p> <p>BB asked to speak with qualified advisers about VAT and the best way of dealing with it for us. This should be documented for future reference.</p> <p>7.3 Fundraising Gift Aid still needs sorting out</p> <p>The photography competition is running again, which should become a regular feature, but we also need to look at JustGiving platforms and other ways of encouraging donations.</p>	<p>Action: BB/CT to get VAT statement from reliable source</p> <p>Action: BB</p>

Avich & Kilchrenan Community Heritables

It was agreed that the strategy team should look into the options as part of the Business Planning elements. We need to understand where our operational funds are going to come from as we become more established.

Action : PG to investigate

The board agreed that the question of financial resilience and ongoing revenue income needs to be looked at before we start incurring regular expense such as insurance.

7.4 The acceptance of the Financial report was proposed by CT, seconded by CG and approved unanimously

8 Sub-Committee Reports

8.1 Strategy & Planning

Several Board members attended the A&B Council funding event, which was quite useful. Any significant funding request needs to go on a new website called Aspiring Places; there are multiple pitches on there already. A&BC also have a dedicated person who helps groups connect with a range of funds.

We agreed to look at the CAP and start identifying where we think funding could come from and then submit that to the A&B Advisor and Aspiring Places.

Action: PG & team to look at options

We should also look at the upcoming DTAS Resilience fund, for which expressions of interest will be due 21st September 2025. We should put in an application for funding whilst we have no assets to keep us operational until we start generating revenue.

8.2 CAP

RK & TG have produced a summary which has been sent to DRAX; A&B Council have seen it and want the whole thing put on Aspiring Places.

The next steps are to get clarity on who is leading which of the Year 1 projects.

- Awesome Gang is with OP, who is being supported by Elle Steele.
- Pop up Café/shop has a business plan and there will be a trial, venue to be decided in April or May 2026. Objective to inspire someone else to take it on and start a new business.
- Community Website - in feasibility stage

The Board discussed the importance of making sure that whilst AKCH Board members were actively involved in CAP projects the Board must be briefed and consulted, so that we can report back to AGM and membership on the progress of CAP generated activities. Once they are adopted by individuals or other teams, then AKCH can relinquish any responsibility or involvement.

Whilst the Board is the umbrella then any decisions, especially funding, must come back to the Board for approval.

Avich & Kilchrenan Community Heritables

The Board will report back to the AGM on CAP Project progress because CAP is an AKCH project.

8.3 LPP & CHAT

The LPP (Local Place Plan) will be done during the Autumn (August to November) and will be a joint exercise with DIG and AKCC. It will feed into A&B Council's 5 year strategy.

CHAT (community Housing Action Tool) - is a community housing needs survey that will be sent by A&B Council to all residents in the area. It is issued by the council.

8.4 Board Approvals

- Adoption of the CAP Roadmap was proposed by CT and Seconded by CG, approved by all
- Agreement that all Subgroups would report back to the Board at least once a month was proposed by CT and Seconded by CG, approved by all

8.5 Churches

Currently waiting on SLF funding for £45,040, which was submitted before the 31st March deadline. Decision expected by the end of this week.

Noted that the kirk members have unanimously rejected union with Muckairn and the elders are awaiting a response from Presbytery.

Ownership of the track to Kilchrenan church is being investigated as it seems not to be owned by Church or Council.

A separate Culture & Heritage Group has been set up; it will feed into churches group.

Full project will need £400,000 so we have registered interest with National Lottery.

8.6 Loch Access & Walking/ Recreation

Application under CRtB has been thrown back twice; CP is continuing to work with CRtB as they are very pedantic about how the form is completed. Will be re-submitted 27/06/25.

CP requested permission to contact Alison Bestamann to try and make progress. Write & follow up with a call.

Action: CP

Feedback from discussions - strong pressure to concentrate on FES owned land and a supportive landowner. The financial planning has started but need some guidance on how ongoing maintenance will be funded. This will vary on a case by case basis.

We will need to look at how we generate revenue for this type of activity. Finding land that could be turned over to carparking, might be a useful revenue generator.

Clear criteria needed for assessing what paths to adopt, being cognisant of liabilities and risks.

Avich & Kilchrenan Community Heritables

Go with landowners that we know are champions.

CP to create a Business plan and criteria
Worth keeping an eye Scottish Walking Holidays as a possible ally to work with. Action: CP

8.7 School
Still awaiting a decision from authority; the title of the school playing field seems to have been transfer in 1981 to the trustees of AKCC but nobody knows who they are. Action: CG
CG will keep investigating
8.8 Community Website
PG has applied to A&B for funding of £1150 for the community website

10 AOCB
CG requested a revision of appendices on agenda and minutes. CT will move them into a Directors Briefing pack and distribute a draft. Action: CT

CP asked for approval to approach SSE re Collaig Tailrace. Board approved unanimously Action: CP

Date of Next Meeting: 3rd September 2025 19:30 @ Struan House
Meetings will happen every two months on a Wednesday. Action: CT
22nd October 2025

Minutes Approved unanimously at Board Meeting #013 on 3rd September 2025

Signed by Chris Goldsmith - Chair on 06/09/25

