

South Islay Development

Board Meeting

On Thursday 24th of August 2023 at The Ramsay Hall

1. Welcome Present: Pat McGrann (Chair), Jamie McFarlane (Vice-Chair), Ian Faggetter (IF), Danielle McKerrrell (CEO), Dionne Johnston (DJ), Alex Gillespie (AG) and Rosie Gordon (RG).

The meeting was called to order by Pat McGrann (Chair) at 19:15

2. Apologies

Apologies were received from Gordon Currie (GC), Alyson MacGillivray (DM), Rosie MacLellan (PM) John Findley (JF), Jackie Thomson (JT), Jim Porteous (JMP), Jordan Paisley (JP)

3. Matters Arising from Previous Minutes – 27/07/2023

Minutes Proposed by IF and second by Vice-Chair.

4. PEPF

Construction: Work to date: Slight delays due to more rock onsite than expected. Also issues with old field drainage and water flowing directly onto the site; however, the concrete has now been poured and building foundations are complete. The steel frame is due to arrive onsite next week. Procast has an engineer visiting every two weeks, in addition to the workers onsite full-time.

Programme: At the last site meeting Procast indicated they were 4 weeks behind schedule as a result of their sub-contractor negotiations, and delays with supplies and transportation. They haven't extended the official programme yet, and hope to make up some time. A further update will be given at the next site meeting.

Budget: The first valuation was just over £80,000 ex VAT. This includes prelims, site set-up, materials and all work to date. PM currently preparing funding claims for this month's spend. Going forward monthly spend is expected to increase rapidly.

- **Next site meeting: Tues 5th Sept.**

- **Post meeting PM confirmed SID are only being billed for materials onsite.**

- **Procast have closed half of the playpark at the moment and will keep the rest open as long as practically possible.**

Expressions of Interest:

- **Numbers so far:** Two EOIs have been received so far for the rooms (hair and nails), and at least another one is expected (Sidekick – sensory room). Four are interested in café, but no EOIs yet. A reminder was issued at the start of the week.
- **Deadline:** Extended to 10 th September, due to a number of requests.
- **The board decided the management group would discuss the EOIs and do the leg work, then take to the board for a discussion.**
- **Rent:** PM researched the rent of similar facilities on the island. The survey circulated to the Board reflected the range.
- **District Valuer:** Contacted by PM, for guidance on rent, following discussions with PMG. Response received that they are too busy to assist. The chair **will discuss this further at the next Community Council meeting.**
- Note comment from IF that the first year's rent should / could be lower as an incentive to all to encourage local interest but to give notice it may have to rise in following years in order for the building to remain self-sufficient.
- **Board in agreement - this will be based on building rates not company rates ie if the tenant changes.**
- **Surveys:** Survey responses (9 received) showed a preference for rent rates. PM asked for a decision. Board confirmed:

Room	Business / month	Charity / month
Room 1, 2 or 3	£300 (5 responses/9) Year 1 £300 Year 2 £400	£180 (6/9) Year 1 £200 Year 2 £300
Café	£500 (6/9) Sounds good	n/a
Container	£50 / week (6/8) Sounds good	£25 or 30/ week (4 each) £30

After Year 2, charge inflation plus 1%, review in Year 2. Decision proposed by Vice Chair second by AG.

- (Note from PM to inform rent decisions - It is intended that the kitchen be supplied with a sink, two hand wash sinks, a large electric oven, two tall fridges/freezers, a dishwasher, under counter fridge space, several movable worktop/units and a set of storage shelves. There is room in the budget for additional items but this would likely depend on the tenant and their requirements. **The board agreed the tenant can bring their own items if required. If SID were to purchase coffee machines etc, this will be added to their cost of monthly rent.**)

- **Meters:** QS are working on costs to meter each of Rooms 1, 2 & 3, and the kitchen. PM expects these soon.

Registration of New Building with A&BC

- To complete the connection of services SID need to register the new building with the Council. Seems relatively easy to do online, with a fee of about £104. **The board agreed to name the building The Pavilion. Proposed by RG second by DJ.**

- **Post meeting PM confirmed that the old plaques that came out of the old building are safe in the office and can be put up in the new building.**

5. Upcoming Fundraising Events/Activities:

6.

SID's Upcoming Events – 2023

Month	Date	Event	Time	Helpers	Venue Booked
August	Friday 25th August	Darts and Pool night	8pm-1am	Danielle and young SID	No1 Charlotte st pub
	Saturday 26th August	Beach party	12pm-3pm	Danielle and Chit Chat	North Bay beach

September

	Friday 1st September	Family Ceilidh and raffle, tea/coffee and home baking	7pm-10pm	Danielle and Dionne	The Columba Hall
	Saturday 8th September	Jumble Sale	12pm-3pm	Danielle and Rosie	The Columba Hall
	Saturday 16th September	Oban Fiddler and Accordion Ceilidh	7pm-11pm	Pat, Dionne and Alyson- tea/coffee and cakes Jamie and Rosie – Performers dinner Danielle - Bar	The Ramsay Hall
	Saturday 23rd September	Casino and disco night	9pm-1am	Danielle and young SID	The Ramsay Hall
	Friday 29th September	Macmillan Coffee morning	11am-2pm	Danielle	Little Charlottes cafe

Community Event

SID U/R Fundraiser

Both

Monthly Financial Update

- Monthly Financial Report – Any Questions **NO**
- Graduate Assistant Manager– DM is delighted to say Kirsty Izzat will be joining the SID team starting Monday 28th August. This is a four-year contract, funded by Inspiral Alba/Scottish Government for the first year then SID/SITCo for 3 years.
- SID has secured funding to host a strategy session with the directors and staff from Museums and Galleries. This will be hosted by Ailsa Clark and Jo Slater. With a focus on governance and opportunities from Ailsa and Jo who will focus on financials and processes. **The meeting agreed training is very useful. DM to follow this up and keep board updated**
- The new DTAS manager, Laura Worku, is coming over for a visit to Islay and will host refresher directors training on roles and responsibilities. This is a service provided through our DTAS membership. Great opportunity to do face-to-face as the last one was online at the start of Covid. This can be tapped into a quick board meeting.
- DM along with PMG and JT are looking at various staff revenue streams which would need to start from 1st April 2024. As the DM and CEO revenue funding is nearing a close end of March 2024 and the PEPF PM is September 2024.

7. The Ramsay Hall/Sonas Childcare

Consultation Process

- The community consultation day went well although the open day was quiet the feedback was positive.
- Host another open day Saturday 2nd September from 1 pm to 4 pm in The SID Office. All the board are invited to pop along to engage in community discussion.

Note for DM - Can a Sonas Subgroup meeting be arranged and advertise for new members needed?

Lease Agreement

- DM has a call with Argyll & Bute Council to discuss the progress to date on Wed 6th September.
- DM has a call with HIE to update on progress and chat through any funding for project/professional fees.

8.AOCB

SITCo – A New Member of staff is required for 24-30 hours or the opening of the Filing Station will be impeded. The DM and New ADM will work to update the records at SITCo over the next two weeks.

Football pitch – The Vice Chair will provide a roller after the damage to the pitch after the heavy events on Sports Day.

Demolition of the 2 wooden sheds – Staff to speak to Pro Cast to knock down the sheds and the wood used at Bonfire night on 4th November.

Community Bus – The Chair reported that at a recent meeting of Islay Connections [Health and Social Care on Islay], of which he is Chair, Councillor Dougie Macfadzean brought up the suggestion of SID, IDI and IJCE [Mactaggart Leisure Centre] as the three main Community bodies on Islay work together to replace the decrepit community bus presently organised by the Baptist Church. The meeting agreed unanimously on the principle of supporting a community bus. The discussion revealed a reluctance to take Councillor MacFadzean's proposal forward. The Vice Chair suggested contacting Scottish Power and the Wind Farm project instead of IDI. **Action Chair to notify Islay Connections of SID's position.**

The meeting came to a close by Chair 21:20

9. Date of the Next three meetings: 21st September, 26th October, 30th November (poss. AGM)