

Craignish Community Company

Minutes of Board of Directors Meeting
Wednesday 10th December 2025 at 6:30pm in the Village Hall

Present:

Board: Jamie Murray (Chair), Virginia Bird, Heather Craig, Ken Taggart (Treasurer), Jane Smee (Secretary).

Visitor: Sarah Whittle, manager of the Village Hall, to discuss the Emergency/Resilience Plan

Actions required

- Jamie to contact Reece Kelly about the progress of the Emergency Plan
- Jane to contact Liam McDermid re advice on becoming a SCIO
- Ken to follow up issue of debit card

1. **Apologies:** There were apologies from Ben Weaser and Laura Leslie-Sherwood

2. **Village Hall Emergency/Resilience Plan:**

Sarah was welcomed to the meeting, and outlined the Hall's progress towards setting up solar and generator power as part of the possible joint Emergency plan with C3 and the Community Council. The Hall have been offered a £20K grant by SSEN for the installation of solar panels and batteries, which must be taken up by the end of February and spent within 12 months. Business Energy Scotland have advised that the cost of an appropriate installation - to cope with the community being off-grid for more than a couple of hours - would be in the region of £37-38K. There is another £11K available, and possibly an additional £5K, from pledges. With the grant, this still leaves another £10K to raise, and the Hall is working on this. The Hall roof would need specialist cleaning before any panels could be installed.

The Hall have also been donated a generator. Sarah does not have full details of this yet, but it is too big to fit in the Hall basement and needs a custom-built housing so that it can be securely located outside Hall 3. It is not powerful enough to provide power to the whole building, but it could power Hall 3, which is ideal for a community space as it is already set up as a café. If someone could donate the time and expertise to build the housing that would be great. It needs to be done soon.

The generator is only an interim solution and at the moment the plan only extends to providing a safe warm space, with hot drinks and soup available. The long-term solution is the solar panels and battery.

There was then some discussion about the more general aspects of the Plan and it was agreed that although there was already an informal mechanism for checking on the vulnerable in emergencies we should consider some kind of formal one, though the approach to this would have to be very careful and with GDPR (General Data Protection Regulation) in mind. The CAP (Community Action Plan) survey may already have provided a framework for this and the follow-up in the New Year could be an opportunity to build on it. For communication when power was out, the possibilities of CB radios and Starlink were considered, but it was also thought that the 999 services were still able to operate even in a power outage, and if so this was less of an issue.

It was agreed that C3's role in the Plan was dependent on the Community Council's progress with this, and Jamie will speak to Reece Kelly.

Sarah will keep C3 updated regarding the generator and solar panels. She was thanked very much for joining us, and left the meeting.

3. **Minutes of the meeting on 8th October 2025 were approved.** There were no matters arising that were not covered later in the meeting.

4. **Finance:**

Ken had circulated an up to date report and a draft budget prior to the meeting. A summary of the full year position should be available for the January meeting.

As no alternative to R A Clement as examiner had emerged, he proposed continuing with them, at a cost of about £900-950. Draft statements should be ready for the meeting in April 2026.

On the Budget, we have no income-generating activity and rely almost exclusively on one generous donor, which in the long term makes us vulnerable. The projected increase in expenditure in the general fund is mainly due to the CAP. Spending on Talamh an Righ which is not covered by designated funds also has to come out of the general fund.

Insurance has to be renewed in January 2026 and the budget projects a cost of £700, a 10% rise on last year.

The Budget was approved unanimously.

Jamie reported that the debit card had not yet arrived, and Ken will follow this up.

Jamie commented that once the CAP is finalised we will be in a much stronger position for fund raising.

5. **Community Action Plan (CAP):**

This had already been discussed in other contexts. Jamie reported that there are now 100 responses to the survey but the group will push on and try to get more before the deadline in January. 10% of the population is actually enough.

6. **Centralising our administration:**

Jamie reported that he is still working on the email addresses but verification of the free access we are entitled to as a charity only happens once the account has been set up, and delays mean that there could be (refundable, eventually) bills in the meantime. At the next meeting we will look at Google Drive as a tool to link emails and documents and make them easy to hand on to successors.

7. **Kilvaree Stones:**

Virginia, who has only recently taken this on, reported that she is still waiting to hear from Dr Sharon Webb regarding the wording for the paddle boards and panels. She has been in touch with Colin Woolf about the design of the panels, and he will liaise with his daughter, who will construct them.

8. **Community Led Housing Alliance Conference:**

Heather had attended this on 20th November and had circulated a short summary. The Alliance is a nationwide organisation that is independent of the Scottish government but is trying to work with it, and will be sending representatives to the Parliament to ask for a mandate. They are calling on all political parties to reconfigure the Rural and Islands Housing Funds as a national Community Led Housing Fund. Two useful contacts had emerged - John Forbes, who works for a Community Housing Trust and is based in Oban, and the Dalavich Improvement Group (DIG), who have already bought a community-owned house. There was some general

discussion about assistance such as community-tailored mortgages which can allow property as a community asset to pay for itself and eventually generate income; and the problem of trying to keep rural communities active and alive by addressing all levels of need: those wanting to downsize as well as those looking for a first home.

It was agreed that this was all very relevant to the CAP and any resulting action.

9. Possibility of becoming a SCIO (Scottish Charitable Incorporated Organisation) instead of a Charity and Company Limited by Guarantee:

Jamie noted that this had already been discussed at some length and asked if the Board were prepared to agree that we should do this and seek the necessary authorisation from the members at a General Meeting.

After some discussion it was agreed that we should first obtain formal legal advice and Jane will ask Liam McDermid, who has already confirmed that his firm D M MacKinnon hold the documents relating to the purchase of Talamh an Righ, if he or someone else in the firm would be able to help.

10. Companies House proof of identity for directors:

Jane confirmed that 3 directors have completed this, and that if anyone was having problems with the online process the Post Office was an alternative. All directors must have obtained their codes from Companies House by the beginning of April 2026.

11. Any other business: There was no other business to discuss.

12. Dates of meetings in 2026:

As everyone was happy with the present arrangement, 2nd Wednesday in every month except August, 6:30pm start, at the Hall, these were noted to be:

- January 14th
- February 11th
- March 11th
- April 8th
- May 13th
- June 10th
- July 8th (and AGM)
- September 9th
- October 14th
- November 11th
- December 9th

13. The meeting ended at 8.50pm and Jamie thanked everyone for attending.

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Chair

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Date