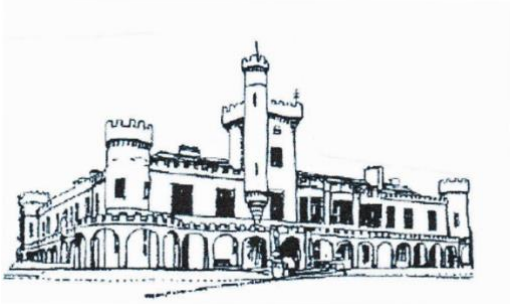


Kinloch Castle Friends Association



Annual General Meeting 2018
Saturday 16th June 2018
1 Lilybank Gardens
University of Glasgow

1. **Welcome by Chair:** present, Prof Ewan Macdonald (Chair)(EBM), Jackie Roberts (treasurer)(JR), Judith Moen, Peter Macaulay (PM), Alan Rodger (AR), Sheila Mather (SM), Andrew Marsden (AM), Linsey Macdonald (LM – minutes), Iain McNiven, Ian Spouse (IS), David Baird, Gill Gibson
2. **Apologies for absence** from Catherine Duckworth (Secretary)(CD), Sheila King (SK), Mark Hendrie, Hugh MacKenzie, David Hair, Alastair Scott, George Randall, Ros Cornford, Alan Bowes, Asha Costigan, Mairi Gaffney
3. **Minutes of the last meeting**, June 2017 were accepted and agreed.
 - Subscription renewals moved to April 6th rather than March as stated in 2017 minutes to coincide with financial year.
4. **Chairman's report:**
 - A great deal of activity has taken place in last year, with many important visits to Rum, meetings with stakeholders and external agencies / organisations, and relationship building.
 - Following last year's AGM, the decision was taken to formally apply for asset transfer, and this happened in March 2018. The Asset Transfer Working Group was created, with regular meetings taking place.
 - SNH are supportive but consistent in saying they cannot progress transfer until we produce a full business plan. An interim business plan was completed by KCFA at start of June 2018. SKS CIC Scotland was appointed at the end of May to complete the full business plan (initial draft due end of July, final draft due end of August).
 - To produce our plan, a process of due diligence took place. SNH could provide no accounts for the Castle, therefore IS completed 3 days of audit in Inverness, with cooperation from SNH.
 - IS concluded that the Castle did make a profit in 2010 (not an optimal year as SNH was 'running the castle down' at that time). Very encouraging.
 - A survey of the Castle was undertaken in late February 2018 by Hugh Garratt (HG) of Smith and Garratt, a surveyor specialising in heritage projects, and a report was produced with a detailed breakdown of works required and costings.

- HG attended a positive meeting with SNH in early June 2018 to go through the financial analysis of HG report. SNH had QS go through report and they agreed on all works/costings with the exception of contingency costs for the remoteness/island location of the Castle, which they upped from 33% to 40%.
- EBM, Mike Cantlay and Francesca Osowska were invited to Westminster for a meeting with Ian Blackford (local MP for Rum) in November 2017. A figure of £400,000 was offered over two years towards the costs of addressing urgent works required. The total figure coming from HG report, and agreed by SNH is £2million.
- Due process has pushed Castle access back to October 2018. We cannot delay further due to the rapid deterioration of the Castle. Further deterioration would push restoration costs up, meaning our financial plan may no longer be viable. The Castle must be occupied ASAP.
- Business plan financials are based on October 2018 access, and income generation from Easter 2019.
- SKS CIC Scotland are travelling to Rum in the next week to visit the community. We need to encompass community views in the final business plan. The importance of a community of place was stressed. SKS CIC Scotland have suggested a free 2-year membership to KCFA is offered to Rum residents.
- At a recent meeting of the Isle of Rum Community Trust (IRCT), attended by EBM by teleconference, Alan Henderson (Chair) asked attendees of their thoughts on the asset transfer – responses positive.
- EBM commented that KCFA are very fortunate to have members with many competencies and valuable networks. He encouraged any others to come forward. His thanks were forwarded to team, with particular thanks to SK for her work on Interim Business Plan.

5. Secretary's report:

- CD's report issued from hospital bed.
- It covered work parties and related SNH paperwork required to gain access to Castle.
- Update given from March work parties.
- Importance of social media and its reach highlighted.
- New marketing materials required.
- Attention drawn to purpose and objectives of KCFA.
- It was discussed that a new constitution may be required in line with new SCIO (or alternative). Draft constitution for SCIOs are available and AM willing to assist with this.

6. Treasurer's report:

- JR circulated and broke down annual financial report.

- JR shared her concerns over need for fundraising.
- Approximately £700 specifically held of the total funds for Orchestrion fund. Last known appeal for funds was £40k.

7. Asset transfer:

- A gantt chart has been created to keep project on schedule. EBM circulated HG costs for pre-project works (£40-50k).
- EBM commented that he had previously been hesitant to ask for money until asset transfer went through. It is now clear that fundraising is urgently required to cover pre-project costs.
- Members agreed that when raising money, we need be clear on what the money is used for – KCFA. Presentation is key.
- SKS CIC Scotland have recommended crowdfunding. Example shown of Project Iron Bridge. CD notes on crowdfunding circulated.
- Follow up fundraising committee to be formed and meeting held to discuss next steps. EBM asked for volunteers. EBM, IM, AR (by email) and JR (by email) offered.
- An application will go to the Heritage Lottery Fund. Funds of up to £5million available, with a stipulation that the group would need to raise 10% of figure awarded.
- EBM had queried the implications of the bequest from Lady Bullough with SNH. They have sought legal advice which confirmed no issues. He also clarified that the asset transfer would not proceed without the contents of the Castle being gifted.
- It was questioned if there could be any risk of another community/group placing their own takeover bid. Whilst it cannot be guaranteed not to happen, no other party have shown interest. If they did, for the good of restoration of the Castle, KCFA would support it.
- A potential patron was discussed. Prince Charles was suggested given the Princes Regeneration Project connection, and his past interest in the Castle. It has been agreed that EBM will write to bring him up to date following asset transfer outcome.

8. Matters arising:

- **Election of Officers of the Association** – results as follows:
Chair – Ewan Macdonald (proposed by AR, seconded by PM)
Secretary – Catherine Duckworth (proposed by SM, seconded by SK)
Treasurer – Jackie Roberts (proposed by EBM, seconded by SM)
- **Election of Committee Members of the Association** – results are follows:
Sheila King (proposed by CD, seconded by JR)
Sheila Mather (proposed by SK, seconded by CD)
Ian Spouse (proposed by EBM, seconded by CD)
Mairi Gaffney (proposed by EBM, seconded by CD)

Iain McNiven (proposed by IS, seconded by SM)

- **Confirmation of Asset Transfer Project Group members** – confirmed are follows:
EBM, JR, CD, SM, SK, IS, MG
- **GDPR** – emails issued, Ian Christie confirmed we were compliant.

9. **Any other business:**

- Thanks expressed by the group for all the work since the last AGM.
- EBM advised that it is critical that we do not get involved in any statements/comments that could be perceived to negative in social media or in the press. Ewan to review any statement prior to any communications.
- No update on use of /access to manager's flat. EBM follow up required.
- Interim Business Plan to go on website? EBM to request approval from SNH.

10. **Date of next meeting**, 15th June 2019 at 1 Lilybank Gardens, University of Glasgow

11. **Meeting closed** at 3.00 with thanks to all who attended.