

## **Minutes of Second Annual General Meeting**



**Saturday, 25th October 2025, 1:30pm – 3:00pm**

**Banner Lodge at Heather Lodge, Brodick**

### **Attendees:**

Oisín Boyle, Alyssa Berry, John Butterworth, Pippa Downing, Lindsay Kemp, Michelle, Will Evans-Pughe, Jo Elston

### **Apologies:**

Caroline Logan, Ronald Mosselman, Zabdi Keen, Malcolm Kerr, Jan MacGregor

**Board Members Present:** Louise Logan, Simon Ross-Gill, John Connell

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## **1. Welcome and Updates**

**Meeting opened at 1:30pm**

Welcome by Simon Ross-Gill.

### **Membership Growth**

- Second AGM – one year since inaugural meeting in October 2024
- Membership has grown to 36 members at time of AGM
- 1,760 shares sold through founding member share offer (February to May 2025)

## **Key Achievements 2024-2025**

### **Governance and Finance**

- Bank account successfully opened (December 2024)
- Founding member share offer launched (February 2025) – £1,760 raised
- Financial grant secured from Energy Agency (£1,000)

### **Community Engagement**

- 7 village hall meetings held across Arran (March–April 2025), funded by Ayrshire Climate Hub with a dozen attendees total
  - Kilmory, Corrie & Sannox, Pirnmill, Shiskine, Whiting Bay, Lochranza & Catacol, Kildonan
- Regular member updates throughout the year and members consultation on share offer

## **Partnerships Developed**

- NatureScot
- Forestry and Land Scotland (FLS)
- Historic Environment Scotland (HES)
- Scottish Crofting Federation (SCF)
- Community Woodland Association (CWA)
- Development Trusts Association Scotland (DTAS) / Democratic Finance Scotland
- Co-operate Scotland
- Scottish Government
- North Ayrshire Council
- Ayrshire Climate Hub
- Arran Pioneer Project

## **Glenrickard Project Progress**

- 5-year pause on felling operations secured from FLS for Glencloy site (January 2025)
- Glenrickard share offer developed (October 2025)
- Community Shares Standard Mark approval achieved (October 2025)

## **Board Update**

Since the first AGM in October 2024, one executive board member position lapsed due to non-completion of membership requirements. Current active board members are Simon Ross-Gill, Louise Logan, and John Connell.

## **Discussion: Woodland Crofting and Land Management**

Extensive discussion took place regarding woodland crofting definitions, models, and viability:

### **Crofting Models and Economics**

- Different types of grazing models discussed
- Crofting as a tool for rainforest regeneration
- Land management generally, with crofting as a tool for managing woodland
- Question raised about financial viability of crofts vs smallholdings and legal requirements of crofters to have certain income
- Discussion of crofting as a bartering/cashless community system where crofters save on living costs
- Basic income needs: rent, council tax, and other essential costs are covered by crofting community
- There will be a thorough assessment of economic viability during the feasibility study

## **Income Generation Opportunities**

- Hydro-electric schemes mentioned as potential income stream
- Would be assessed during feasibility study
- Possibility of future share release for infrastructure like hydro
- Crofting allows for diverse income streams in woodland management, timber sales, food production, craft and artisanship, cottage industry, agroforestry, alongside myriad opportunities for digital remote working.

### **Croft Allocation Process**

- Question raised: How will crofts be allocated?
- Discussion of balance between:
  - Prioritising local Arran people
  - Identifying people with appropriate skills
  - Recognition that people "from Arran" might not currently live here
- Agreed: Allocation criteria will be identified and decided through membership consultation, though it is highly likely that people from Arran with the right skill set will be prioritised.

### **Nucleated Settlements**

- Discussion of settlement design around generations
- Model: younger people croft in the landscape, older people move to centre of crofting community
- Not a village, but a nucleated center within the crofting area

### **Hutting Integration**

- Hutting discussed as an enterprise within a croft
- Hutting families could build relationships with crofting families over time
- Hutting as potential revenue generation for crofts

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## **2. Financial Update**

### **Income (October 2024 - October 2025)**

- Founding member share capital: £1,760 (1,760 shares @ £1 each)
- Energy Agency grant: £1,000
- Total income: £2,760

### **Expenditure**

- Village hall meetings: £182.50

- Printing and design (J. Thomson Colour): £276.00
- Advertising (Wyvex Media – Arran Banner): £198.00
- Website: £100.00
- Board reimbursements: £132.51
- Fruit trees (future grafting stock): £110.99
- **Total expenditure: £1,000.00**

Current Balance: **£1,760**

**All costs for year one covered by founding shares and grant funding. Glenrickard share offer funds are ring-fenced for feasibility study and have not been spent.**

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### 3. Launch of Glenrickard Share Offer

Simon presented the Glenrickard woodland crofting share offer.

#### Standard Mark Achievement

- Community Shares Standard Mark approved by Democratic Finance Scotland
- Importance of Standard Mark noted as external validation

#### The Opportunity

- Community Asset Transfer of Glencloy woodland from Forestry and Land Scotland
- Pilot project for woodland crofting on Arran
- Funds raised will support comprehensive feasibility study

#### Investment Targets

- Minimum target: £0 (any amount raised will support feasibility work)
- Target: £30,000
  - £10,000: Arran-based project support and coordination
  - £20,000: Professional feasibility study (Community Woodlands Association)
- Maximum target: £40,000

#### What the Feasibility Study Will Cover

- Ecological and archaeological assessments
- Water management studies

- Infrastructure evaluation for woodland crofts
- Economic viability analysis
- Business and funding strategy
- Implementation planning
- Community consultation
- Risk analysis and management recommendations

## **Share Terms**

- £1 per share
- Minimum investment: £50 (50 shares)
- Maximum investment: £4,000 (10% of offer)
- One member, one vote regardless of shareholding
- Shares are withdrawable but not transferable
- Withdrawals indefinitely suspended until terms superseded by future share offer

## **Timeline**

- Offer opens: 25th October 2025 (today)
- Offer closes: 31st December 2026 (unless extended)
- Feasibility work begins once funds raised

## **How to Invest**

- New members: Complete membership form first, then invest
- Existing members: Contact [info@duthchas.scot](mailto:info@duthchas.scot) to arrange investment
- Full details at [duthchas.scot](http://duthchas.scot)

## **Discussion**

### **Hydro Schemes**

- Further discussion of hydro-electric potential as income generation
- To be assessed during feasibility study

### **Other FLS Buyouts on Arran**

- Discussion of other potential community buyout opportunities on Arran

### **Road Access**

- Question raised about road access to site
- Existing forestry road provides access

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## 4. Election of Board Members

### Board Stepping Down and Re-election

As per CBS rules, Louise Logan stepped down from the board and stood for re-election.

#### Board members standing for re-election:

- Simon Ross-Gill (Community Organisation)
- Louise Logan (Advocacy and Policy)
- John Connell (Environmental Stewardship)

#### New Candidates:

- One member inquired about joining the board but had not confirmed by the meeting

Vote: No contested election. Simon, Louise, and John were re-elected.

### Board Roles Still Vacant

The following skill areas remain vacant and the board welcomes expressions of interest:

- Woodland Management
- Crop and Livestock Specialist
- Business, Finance and Treasury
- Supporter Directors (up to 3)
- Co-opted Non-Executive Directors (up to 2)

### Board Member Responsibilities

Question raised about what board membership entails:

- Attend board meetings (or participate via WhatsApp if unable to attend in person)
- Contribute to strategic decisions
- Support organizational development
- Full board member documents available on request

The board retains power to co-opt members with relevant skills between AGMs.

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## 5. Any Other Business

## **Kingscross Slipway**

The board confirmed its decision not to provide a letter of support for the Kingscross slipway campaign, in order to maintain positive working relationships with Forestry and Land Scotland as partners in the Community Asset Transfer process.

## **Lamlash Woodland Opportunity**

A woodland opportunity in Lamlash was mentioned. The board confirmed this is beyond current capacity while focusing resources on the Glenrickard pilot project. May be reconsidered in future once woodland crofting is established.

## **Old Bank of Scotland Building**

Update on earlier exploration (March 2025) of acquiring the old Bank of Scotland building in Brodick as a potential community hub. This opportunity remains beyond current capacity and resources are focused on Glenrickard pilot project.

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**Meeting concluded at 3:00pm**

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**Minutes recorded by:** Simon Ross-Gill

**Date:** 25/10/2025

**Approved by:** John Connell and Louise Logan

**Date:** 14/11/2025

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