

**Minutes of the Annual General Meeting of Kinloch Castle Friends Association  
held at 1 Lilybank Gardens Glasgow, courtesy of University of Glasgow on  
Saturday 15th June 2019, 12 noon**

Present: Professor Ewan Macdonald, EM (Chair), Catherine Duckworth CD (Sec), Jackie Roberts JR (Treas), Asha Costigan, Judith Moen, David Baird, Sandy and Jacquie Grieve, Craig Brookes CB, Gill Gibson, Sheila Mather SM, Peter Macaulay PM, Alan Rodger AR, Sheila King SK, Iain McNiven IM, Mairi Gaffney MG

Apologies for absence were accepted from: Ian Spouse, Jane Pitt, Linsey Macdonald, Paul Hoskins, Ros Cornford, Thomas Krebs, Ann Hall, Hazel Ford, Geoffrey Harrison, Andrew Marsden, Gill Phipps and Effie Wallace

1. Everyone was welcomed by Ewan Macdonald who then took the meeting through the minutes of the last meeting updating everyone as to the situation at the same time.

- The Business Plan was finally submitted at the end of April 2019, after considerable revision. The team worked exceedingly hard on this and the final version was achieved thanks in great part to the work of Sheila King drawing it all together. HES, HIENT and SNH gave support through the process and notified us that the process of their due diligence was likely to take 12 weeks. A phone conversation with Stewart Sandison of SNH in early June informed us that SNH is in process of appointing external contractors to look at it and see if it is viable.
- Following due diligence, the plan goes to three Cabinet Secretaries as HES is under Fiona Hyslop, HIENT under Fergus Ewing and SNH under Roseanna Cunningham. This has potential to slow things but also involves three separate pots of money.
- EM, MG and IM met with Kate Forbes MSP for the area including Rum. She is supportive.
- EM and CD are to give a brief presentation to the Cross Party Group on Recreational Boating and Marine Tourism at the Scottish Parliament on the 25th June. MOWI (formerly Marine Harvest) have provided moorings and a pontoon for visiting yachts and Loch Scresort is proving increasingly popular.
- Press releases have to be very carefully worded but we have had a good response from the press although some of the follow up from online readers has been unhelpful.
- The plan is to start work asap on asset transfer being given, so all possible initial work is being put into operation (such as planning permission, building warrants, contractors approached etc).
- Costs have gone up from the initial £1.6 millions first envisaged to £6.9 millions for a variety of reasons. We were initially told there was sufficient power but now we are working to provide our own power so the castle will be self sufficient, plus the asset transfer request now includes the byre/steading building in the village centre as secure accommodation space is needed for the castle contents during the work.
- Properly marketed Kinloch Castle when phase 2 complete and operational could generate a surplus of £1.4 million per annum and be self sustaining. KCFA member and professional accountant Sarah Kennedy has agreed to do the accounts for the castle (she is also a member of the Cross Party group on Marine Tourism and obtained the meeting for us).
- We appointed Hugh Garratt of Smith and Garratt to act as our Surveyor and he continues to be extremely committed to the project. He suggested work to SNH on the

roof ventilation and recent inspection showed that that work has already started to have an impact on the rampant dry rot. He last visited in early June.

- The legal status is that KCFA have been advised that we need to create two Scottish Incorporated Charitable Organisations (SCIO's), one to involve the Rum Community and one to be employed by the Rum community to do the necessary work. This needs further investigation and we have appointed Burness Paull solicitors to work with us on this.
- It is planned that work will take about 15 months for the first phase with the former hostel area to become a Bed and breakfast venue offering 51 beds, the bistro and bar reopened and disabled toilet and bathroom.

2. Secretary's report was circulated and is attached and was discussed.

3. Treasurer's report was circulated and is attached and was discussed. Much extra funding has been brought in, and while the sum currently in hand looks very good, all of that money is committed in legal and surveyors costs. JR pleaded for all to do as much as possible to raise the profile of the project and the need for funds to get this off the ground. It is possible that the Scottish Government may propose a long term loan as part of the funding, but any initial moneys needs to be sufficient to let us get going. If there is not enough, we walk away.

- PM suggested Calmac Charitable Support - various charitable bodies will be approached with some already having been contacted.
- AR suggested a fundraiser - at the time rather early but CD to contact this person again.
- CD to draft an appeal letter to send out to members for them to use to approach people.
- PM suggested 'Eccentric Wealth' by Alastair Scott AS could be a fund raiser. It is now O/P but AS has been approached and is willing for KCFA to fund a reprint, however the cost upfront has prevented us - but it can be borne in mind - CD to check costings etc.
- PM also suggested contacts with descendants of families from Rum who went to Canada, US, Australia and New Zealand may be approached.
- a fund raising group was set up of JR, EM, CB, SK, MG and CD.
- It was agreed to find costs of separate items which could be paid for (such as naming a room), inscribed paving stones etc.
- There will need to be an EGM to agree the future of KCFA and the Castle once we have had the result from the Scottish Government.

4. Andrew Marsden had agreed to fund raise for the Orchestrion. He also submitted a report. It was felt that the Orchestrion was best treated as a separate issue as there are many interested parties. It was agreed that this should be progressed as even if we do not get asset transfer, then the Orchestrion would need to be restored.

5. AOB. Gill Gibson reported that she had been bitten by bed bugs during the March work party. The response from the Bunkhouse manager has been inadequate. GG sent a cheque in lieu of payment to Fliss Fraser (the bunkhouse manager never appeared throughout our weekend) but it has not been cashed and she has received no reply to her complaint. CD had also taken up the issue with the bunkhouse manager who reported that the mattress had been sprayed but there was concern expressed by the meeting that this may not be adequate. EM to follow up.

## **Report from KCFA Hon Sec for AGM 2019**

For me this year started with ill health and I had over seven weeks in hospital courtesy of the NHS. My sincere and very grateful thanks go to all those who kept things moving in my absence, especially Ewan, Jackie, Sheila King and Linsey ably assisted by the rest of the team in various supporting roles as well as strong support from various KCFA friends. Thankfully I'm pleased to say I'm fine now.

The work has been totally dominated by our business plan in several guises, with many meetings both as the asset transfer working group, and with SNH, HES and HIENT, all three of which have generally given us excellent support. We have also employed our surveyor, Hugh Garratt, who is extremely supportive of our cause and really wants the restoration of the castle to happen. These meetings have taken place all over Scotland: Glasgow, Edinburgh, Perth, Stirling, Inverness, Fort William as well as extra trips to Rum. We now have to get our heads round the legal issues, assisted by our legal experts from Stephen Phillips of Burness Paull. It is fair to say that for all of us it has been a steep learning curve and that had we known how much it would entail I doubt we'd have had the courage to start. We did anyway! The whole team have been tremendous as we discovered strengths and useful contacts we didn't know we had. Our final business plan has been submitted to SNH for due diligence and then passing on to the Scottish Government for their response which we are told may not be until September.

We have tried to keep up press interest and have had excellent support from some papers and magazines. We have been very careful in our wording but are conscious that words can be twisted plus papers are very prone to go back into their files and cut and paste rehashing old stories. But the story has been in the Times, Daily Mail, Scotsman, Press and Journal, Scots magazine Scottish Field, and the Scottish Islands Explorer and specialist magazines such as the 'Music Box' which had two special articles about the Orchestrion and the Royal Thames Yacht Club magazine which had an article about the Rhoumas. Both of these last papers mentioned our plans and appeal.

We have also embarked on various fundraising and publicity challenges. Just getting to this point has required the expenditure of a considerable sum of money as our treasurer's report reveals. We have got this far at some great cost in both personal time and money and it is only right that the members are made aware of the immense commitment on their behalf made by the team.

Some of our team took a stand at the Dundee Mountain Film Festival which went well. We had a questionnaire for folk to fill in which has added useful information to our business plan and all in all there was a very positive response to our plans. We talked to many who have stayed in the castle as well as those who are struggling to get accommodation on Rum.

We are also totally conscious of all we haven't done and all we have yet to do and would value any and every offer of the type of help we need. Sadly, as we do not yet have ownership, we are still constrained as to what we can do at the castle itself. I know many are champing at the bit to get stuck in to whatever restoration work they can but as yet this is not possible.

We have done a huge amount of recording of what is in each room as it stands now, especially as we realised that as soon as we get the word to start then we shall. Trudi Clarke, the Rum Ranger, has been extremely useful as she is on the spot and has an excellent camera too and has been working voluntarily for us when she has free time.

We do need people willing and able to help with publicity; design of posters, leaflets etc; fundraising; letter writing; social media.

The Crowdfunder campaign aroused interest both in the media and in other people. Again much was learned about running such a campaign and once we have asset transfer then we shall launch another with more rewards such as hard hat tours and a range of other ideas. It was difficult to raise massive interest in upfront funding for something which may not happen so we were pleased with the response we got which also generated more new members.

We now have the start of a range of items for sale from pens, badges, mouse mats and bags through to a very unusual print. If you can sell any of these for our funds through your local contacts please let me know and I can provide them. We also have a range of posters and leaflets and can give talks.

I've been trying to get information out to members and others via the MailChimp platform and via the usual newsletter medium but work on the website has gone into abeyance as we needed to get the plan out. Help on inputting to the website would be valued as there are issues with the website as it stands. Work party organisation has also suffered - much help has been given by Sheila K and Linsey but getting more dates planned has been deferred but will be circulated in due course.

Catherine Duckworth  
June 2019

## Treasurer's report 2018-19

The Accounts for 2018 – 19 have been inspected by Mrs Jennifer Hindshaw, FCA, and will be sent to <sup>1</sup>OSCR in due course. The Receipts and Payments Sheet summarises the amazing increase in both our income and expenditure in that financial year, although it does not accurately reflect our current financial state since we will soon be faced with very large bills for preliminary work done by <sup>2</sup>Smith and Garrett and for legal advice about the setting up of <sup>3</sup>SCIOs from <sup>4</sup>Burness Paul.

The simplest way to explain what we have done is to work through our income and expenditure lists (overleaf).

- Subscriptions have remained the same since at least 2012 - £12 for single members and £22 for family members.
- The £10,000 from the Moidart Trust was crucial to the progress we made in the early stages of the asset transfer process.
- The large donations included £2,000 from friends of David Baird who had enjoyed an Edwardian Weekend at the castle in the 1970s and £1,500 from another KCFA member who has promised us further support this year.
- I have claimed Gift Aid on subscriptions and donations where people have given their consent.
- MyDonate is a well organised charity giving website set up BT which has been a miracle of efficiency, reporting weekly and collecting Gift Aid on our behalf. The only charges were 15p where a debit card was used and 69p / 71p in the case of a credit card. Sadly the site is closing down at the end of June 2019; I have registered us with CAFDonate and hope it will be equally useful.
- Our experiment in Crowdfunding brought in £3,950.88; I have claimed the Gift Aid on contributions and the resulting £ 496.52 was paid to us on 30 April.
- Easy Fundraising is a scheme whereby online purchases from companies such as M&S, John Lewis and many others attract small percentage donations. Only about a dozen members have used it and it is not particularly user friendly.
- Recycle for Charity gives £1 for used printer cartridges.

The fact that between April and December 2018 I travelled fifteen times from Preston to meetings in Glasgow gives some idea of the travel expenses involved in the activities of the Working Group. The donation of expenses is a cumbersome system whereby expenses have to be claimed in full and then donated back in full or in part, with Gift Aid available on the donations. The 'expenditure to be donated back for gift aid' further down the list is from just two of us managing to get together the necessary paperwork to support the claims.

- Working Group 'other' was overnight accommodation in Glasgow for a particular meeting.
- The boats had to be chartered on two occasions to take Ewan, Ian and Hugh Garrett and various others to Rum for the day when the ferries were unsuitably timed.

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<sup>1</sup> OSCR Office of the Scottish Charities Regulator

<sup>2</sup> Surveyors and Experts in Restoration of Ancient Buildings

<sup>3</sup> SCIO Scottish Charitable Incorporated Organisations

<sup>4</sup> Solicitors

- The money paid to Smith and Garrett was for the planning and design of restoration work needed so that B&B accommodation in the castle can be provided. Even the Planning applications for that cost £802.
- Publicity expenditure was leaflets for distribution and banners for a stall at Dundee Mountain Festival.
- The course on Apprenticeships was in connection with that part of the Business Plan relating to the future good of the community after asset transfer.
- The admin support by Linsey Macdonald has proved essential to save the sanity of the Secretary and coordinator of the Business Plan; Linsey also runs the Mailchimp system for keeping members and supporters informed of our progress by email.
- Crowdfunder expenses were the purchase of items to be offered as rewards for various levels of donations.

Forgive me for such a detailed list of income and expenditure; I hope it reflects in some way the immense amount of work put in by members of the Asset Transfer Working Group and the support received from what is still quite a small organisation. I should perhaps reiterate that the apparently healthy state of our bank balance at the moment (£18,741) conceals serious concerns about how we will last out until asset transfer takes place.

As last year, I hope we have spent the association's money wisely and that the outcome will be the one we have all been hoping for over the last twenty years.

Jackie Roberts.  
14 June 2019

**KINLOCH CASTLE FRIENDS ASSOCIATION 2018 - 19**

<b>INCOME &amp; EXPENDITURE ACCOUNT FOR THE PERIOD</b>		
<b>ENDED 31 MARCH 2019</b>		
<b>2017 - 18</b>		<b>2018 - 19</b>
	<b>Income</b>	
938.00	Subscriptions	1164
	Moidart Trust	10000
1,000.00	Large Donations > £1k	4500
989.90	Smaller Donations	5422.77
476.75	Gift Aid	1425.7
	MyDonate net	4899.22
	Gift Aid via MyDonate	978.05
	Crowdfunder net	3950.88
	Easy Fundraising / Recycle for Charity	141.34
13.14	Interest Received	8.17
<b>3,417.79</b>		<b>32490.13</b>
	<b>Expenditure</b>	
459.15	CIC Working Group Travel	1404.31
239.00	CIC Working Group other	223.2
273.84	Travel on behalf of KFCA (Boats)	730
808.85	Travel, accomodation p p KCFA (IS)	5090.24
6,632.04	Smith & Garrett	13890.95
298.82	Publicity	856.99
388.97	Website	71.97
310.98	Materials / Apprenticeship Course	594
183.82	Admin support	1414
	Expend. to be donated back for Gift Aid	911.97
	Planning Applications	802
	Crowdfunder Expenses	1317.34
	Miscellaneous	202.26
<b>9,595.47</b>		<b>27509.23</b>
<b>- 6,177.68</b>	<b>Net Income</b>	<b>4980.9</b>
<b>BALANCE SHEET AT 31 MARCH</b>		
<b>2017 - 18</b>		<b>2018-19</b>
<b>17,752.23</b>	Balance as at 31 March	11,574.55
- 6,177.68	Net Income for Period	4980.9
<b>11,574.55</b>	Balance as at 31 March	<b>16,555.45</b>
	<b>Represented by:</b>	
4619.77	Yorkshire Bank - Current Account	9208.68
7138.56	Yorkshire Bank - Savings Account	7146.73
-183.82	Not cleared (L McDonald)	
0.04	Petty Cash	0.04
	Paypal	200.00
<b>11,574.55</b>		<b>16,555.45</b>

Final version 21 April 2019

Jackie Roberts, Treasurer