

Kinnesswood Development Trust AGM 29/4/24

Present: Alison Robertson (AR), Neil Robertson, Charlotte Mackinnon (CM), Shelagh Goudie (SG), Nicola Carmichael (NC), Diane Reid, Lesley Botton, Dave Morris, Anne MacIntyre

Apologies: Elizabeth Porter (EP) Norma Smith (NS) , Janice Hills , Malcolm Strang Steele, Gordon Vance (GV)

Meeting chaired by Alison Robertson

In addition to those attending in person, 17 proxy forms had been received delegating the chair to vote for them in absentia, so making the meeting quorate.

Authorisation of previous AGM Minutes

Minutes from the previous AGM and last year's accounts (showing no financial activity) were circulated and there were no comments or amendments.

Chair's Report

The Chair thanked attendees for coming and gave an update of the current status of the Community Right To Buy (CRTB) process of Portmoak Church Car Park. See Appendix A.

Treasurer's Report

There is no financial activity to report since the last AGM as the Trust has been dormant.

We are in the process of setting up a KDT bank account to receive funding from the Portmoak Festival. Some of this will be used to reimburse EP and GV for kindly financing interim payments, eg to Company's House and for Internet Services, to keep the Trust going.

Re-election of Directors

Dave Morris and Elizabeth Porter stood down as directors. Elizabeth was thanked for all her hard work in setting up KDT and keeping it going as a legal entity whilst it was inactive. AR, CM, NC and NS remain as directors.

Janice Hills has kindly volunteered to take on a Treasurer role. She was nominated as a Director and to the post of Treasurer by AR and NC

We will need to try and recruit other directors with relevant expertise to help with the Car Park acquisition.

AOB

There was some discussion about previously considered and future projects and about the need for community engagement, once clarity about the car park has been achieved.

Appendix 1 - Chair's Report 29th April 2024

First of all thank you all for coming and for continuing to be members, Directors or Advisors of KDT. Since 2021, not a lot happened but this year has been different. So further thanks are due to those of you who have contributed by speaking to one another, signing a petition, investigating bank accounts, coming to meetings, making phone calls and enquiries or whatever. Particular thanks to Elizabeth Porter for getting us going – she has now unfortunately had to resign due to family demands, but perhaps she will join us again at a later date. More particular thanks to Gordon Vance for his endless enthusiasm and incredibly speedy ability to get things done for us and advise on both business and technical matters. And also to Malcolm Strang Steele for agreeing to be an advisor rather than a Director. They have each sent their apologies.

As you will know, The Church of Scotland has a strategy to sell a lot of properties including the church and glebe lands here. At a meeting they convened in February, it became apparent that the community was very concerned about losing the use of the car park which has implications for the hall and also hillwalkers. There was less interest in the building itself but a clear recognition that the building will require some parking and the Council will require access to the graveyard.

At a second meeting in the hall, convened by the Community Council and Hall Committee, it was agreed Kinnesswood Development Trust was a suitable body to submit a Community Right to Buy application which we have done. The Church of Scotland told us they have no plans to sell it until December 2027, much later than we originally understood. They have responded by objecting on the grounds that the sale of the whole car park will jeopardise the sale of the building and is therefore not in the public interest. They have however said they would be interested to negotiate outwith this process, but not until much nearer the time of sale. If we had withdrawn at this stage, we would have no guarantees about what happens next. We will therefore be responding to this by re-iterating aspects of our application which emphasise the public interest but repeating our willingness to purchase the majority of the car park outwith the CRtB process if need be. Until we know how the Scottish Government respond to that we do not yet have CRtB. All applications and associated correspondence are on the government CRtB website. WE are also trying to put as much of our own documentation on our own KDT website.

If we do get approval, it means when the church put the church etc up for sale they are obliged to offer us the car park before opening the sale to others. Thus, the CRtB registration simply gives us first call. We have no intention of this being seen as any kind of aggressive legalistic approach, simple a mechanism to have greater assurance that the community has the chance to buy it, assuming they still wish to in 2027. As yet we have no valuation, nor funding but the Scottish Land Fund have been supportive in their advice and encouraged us to submit a referral for further advice from the local representative. I am happy to take any questions about this just now.

Alison Robertson
Acting Chair 29.4.24