



## **Kinnesswood Development Trust AGM 17 Jul 2025 Minutes**

Meeting chaired by Alison Robertson Minutes recorded by Charlotte Mackinnon

Present: Alison Robertson (AR), Janice Hills (JH) Charlotte Mackinnon (CM), Neil Robertson (NR), Nicola Carmichael (NC), Lesley Botton, Evelyn Wilkins , Wendy Sneddon, Andrew Hills, Gordon Nisbet, Mary Nisbet, Susan Forde (assoc member), Mike Thomson, John Carr

Apologies: Norma Smith (NS)

In addition to those present at the meeting, several members had completed proxy forms nominating the chair to vote for them in absentia ensuring the meeting was quorate.

### **Welcome and thanks**

The Chair opened the meeting by welcoming the attendees and thanking them for coming as well as thanking those who could not attend but had completed proxy forms to ensure that the meeting was quorate.

She also thanked those who had supported KDT over the previous year; Malcolm Strang Steele for informal legal advice, Gordon Vance for technological and administrative support and Gary Gibson for help in providing a surveyor to produce a plan of the car park.

A big thanks too was given to JH for her hard work and perseverance in finding and opening a KDT bank account.

### **Authorisation of previous AGM Minutes**

Minutes from the previous AGM were circulated and there were no comments or amendments. They were adopted as follows; proposed NC seconded NR.

### **Chair's Report**

The Chair thanked attendees for coming and gave an update of the current status of the purchase of Portmoak Church Car Park for the community (in order to preserve this valuable asset when the Church of Scotland sells Portmoak Church). This includes;

- Obtaining a Community Right to Buy (CrtB) to ensure that the car park cannot be sold without KDT having first refusal
- Negotiating with Church of Scotland Trustees for a direct purchase (without need to enact CrtB)
- Appointing a local solicitor to act on our behalf with the purchase

- Opening a Bank Account and fundraising for the estimated cost of the car park including legal fees (Approx. £6,000)
- Discussions with Perth and Kinross council (PKC) re maintaining accessibility to the graveyard and ongoing maintenance costs of the car park

See Appendix A for the full report

### **Treasurer's Report - JH**

Accounts to year end 30<sup>th</sup> November 2024 – no movement in the year so dormant accounts were submitted.

Current year

We now have a bank account with RBS and have set up a GoFundMe page to help with fundraising for the car park.

So far on the GoFundMe page we have raised £1925 with £61.36 of fundraising costs.

Other donations have been received directly into the bank account so the current total of available funds stands at £2063.64

We do have a further £2000 of donations pledged and are awaiting confirmation

### **Re-election of Directors**

Nicola Carmichael and Norma Smith stood down as directors. They were thanked for their help since KDT was established. AR, CM, remain as directors. JH stood down as co-opted director as required under item 76 of constitution and was re-selected by the directors.

Evelyn Wilkins (EW) was proposed as director by AR and seconded by JH.

Wendy Sneddon (WS) was proposed as director by CM and seconded by AR.

Susan Forde (SF) was proposed as a co-opted director by AR and seconded by NR.

Alison Robertson and Janice Hill have kindly agreed to continue in their roles as Chair and Treasurer. They stood down as required by the constitution but were reselected by the directors.

**ACTION: JH** to add EW and WS as signatories to KDT bank account and remove NS and NC.

### **AOB**

1. The question about extending KDT to include the whole of the Portmoak area was raised. The historic requirement to restrict the limit to Kinnesswood for logistical purposes was explained. The intention is to hold a community engagement consultation to investigate community support and identify potential projects

and the resulting requirement to expand the limit of the Development Trust to include Portmoak.

2. A vote of thanks was proposed for the office bearers and other directors for their work over the past year, and was gratefully received.
3. A query was raised about whether KDT should have charitable status. It was explained that the Trust needed to be a Company limited by guarantee in order to be able to enact a Community Right to Buy. Whilst also having charitable status is an option, when this was investigated it was found to be too complicated to warrant at the present time, but may be an option in future

## **Appendix A - transcript of Chair's Report**

We have been making good progress towards the **purchase of the Church car park**. Since last year we were granted the Community Right to Buy (CRtB) by Scottish Government Ministers in May. The award letter suggested we might also consider purchase of the land outwith CRtB process and this is what we have been trying to negotiate over the last year. We have agreed informally that we are happy to relinquish 6 spaces for sale with the building. We have appointed a Kinross solicitor to act for us. The church has suggested a very reasonable price of £1500. We are advised to try to work towards a contract and then drop the CRtB at the last minute to ensure the car park is purchased for the community. The Church seem keen that we drop it sooner, which we do not wish to do, but the lawyers can work on the best process.

We are very pleased that the community has responded well to a Go Fund Me effort launched during the Portmoak Festival. Individuals locally, and from other parts of Kinross-shire, have contributed and we have also had generous donations and pledges from local groups. At this stage we can probably afford to go ahead with the purchase.

Meanwhile Perth and Kinross Council have a new head of Bereavement Services and we had a meeting with them and Councillor Willy Robertson last week. It was always clear that they should have access for maintenance of the graveyard, as is the case at present. As a Public car park it would be available for any further funerals (as I understand it efforts are still being made for an expansion of the graveyard). They had wondered about buying the car park to secure its use for the graveyard, but had not understood the CRtB. Willy Robertson proposed they might be best placed to assist with maintenance as they were keen to tarmac and weedspray. We await their response after discussions with their own legal department.

We have operated with the minimum number of Directors (5) – so have had no further capacity to progress other community engagement or projects. We are delighted to have had contact from two members of the community keen to help and would be very happy to hear from others to extend our skillset and capacity.