

Minute of the Public Information Meeting on aspects of Public Right to Buy, Land Reform ( Scotland ) Act 2003 held in James Milne Institute, Findhorn, on Wednesday, 3 November, 2010 at 7.30pm.

SEDERUNT :--- 51 members of the public, including the Steering Group, consisting of M. Barber P. Hall, C. Hunt, M. Hyde and D. Watson,

APOLOGIES :-- Apologies and declarations of support were received from attached list

BUSINESS :--- Peter Hall, Chairman, welcomed the large turnout and brought the attendees up to date with developments so far.

He indicated that the main aim of the exercise was to protect important village assets and cited local examples such as the playing fields, parts of the foreshore and other areas of the village which were generally considered to be common land.

The Land Reform ( Scotland ) Act 2003 gives local communities an opportunity to protect such assets.

However, before this can take effect certain actions and conditions are necessary.

- An official membership list has to be drawn up. ( Membership forms available at the next meeting )
- A minimum of 20 members have to sign up before a Company can be formed and government approval sought.
- Members have to be on the Electoral Roll within a specific postcode.
- The land has to be of value to the local community.
- The Company has to have an approved Constitution and Articles of Association. ( A model constitution provided by H.I.E. was available with membership application forms. )
- Any areas of land to be registered have to be carefully and clearly defined.
- Any land use has to demonstrate the potential for sustainable development.

Some points raised from the floor and responses :---

- Why should we join?-- Membership affords a degree of control and involvement. eg. Members have the right to vote in the appointment of Directors of the company.
- Is there only one category of membership?---- No. There can also be Associate Members and Junior Members. However, such members cannot vote in the appointment of directors.
- What is the time-scale for registering an area of land? --- It takes at least 60 days to register a piece of land which has to be on the market at the time.
- What about funding?----The area of land has to be professionally valued and the company will have to investigate possible sources of finance from a range of funding bodies and trusts.
- What about the possibility of snap sales?---Once the company is up and running it has to be informed of any potential areas of interest within the designated area. It is understood that the seller cannot sell for 6 months, thus allowing the company time to locate sufficient funds.

On a show of hands, it was very clear that the meeting wished the Steering Group to move quickly to the next stage in the process.

It was then agreed that the next public meeting should be held on Wednesday 10 November at 7.30pm in the James Milne Institute when the Agenda would include a decision on the name of the Company and the appointment of Directors.

A donation was sought from those present to help meet the cost of hall rental.