

**Findhorn Village Conservation**  
**Company**

**Annual General Meeting**  
**5<sup>th</sup> June 2019**

# Directors

Frank Allan (Chairman)

Cathy Low (Secretary)

Neil Robertson (Treasurer)\*\*

Marjory Barber

Nicole Edmonds

Christine Hunt

Mo Hyde

Sam Russell

Donald Watson

Sarah Theman

Jo Harris (Resigned April 2019)

# Objectives and Activities

- Benefit the Community of Findhorn Village
- Sustainable Development and Conservation – this is a very difficult balance to achieve as can result in a variety of opinions and land-use conflict.
- How Achieved?
- Maintenance, improvement and provision of environmental amenities for the community.
- Need to have greater input from community – the land belongs to all of us.

# Activities in 2018 - 2019

- Continued work on development of the garage site. During the year we have carried out essential repairs to eight garages and one workshop and they have all been let out. The remaining four garages are being rehabilitated to provide a unit for a workshop and units for a Pottery, all of which have been let out. Electricity has been brought to site and an application made for an electric car charging point. We are looking at the possibilities for the remaining units.

# Activities in 2108 - 2019

The West Parking Area. The site became operational as a voluntary paying scheme in June 2018. We have received many positive written responses from visitors using the site. The money generated from this scheme will be used to make improvements in the village. We have repaired the fences and potholes in west car parking area, cut back whin and gorse around the fence, secured the entrance to the ROC bunker after consultation with the police, and looking to improve other areas.

We listened to feedback and have taken steps to reduce/stop any overnight parking in the east car park.

# Activities in 2108 - 2019

- Supported a new sewage warning system working with Scottish Water and Open Reach.
- Working with Moray Council – investigating a CAT (Community Asset Transfer) of the two public toilets.
- Looking at planning for height restriction barrier on the beach road.
- Working with Dunes Trust – wooden sleepers to prevent vehicles going onto fragile Dunes area.
- Consulted with Scottish and Fire Rescue Service for guidance on Fire Breaks near to houses. Followed this up with consultation with residents and plan for cutting in the late autumn.

# Activities in 2108 - 2019

- Guidance from Scottish and Fire Rescue Service on area around the west car park.
- Looking at plan for lanes (Stryplies) in Findhorn – very difficult and complicated due to the fragmented pattern of land holding. Need to consider -
  - Accessibility
  - Health and Safety
  - Insurance
  - Blending in with adjoining paths

# Activities in 2108 - 2019

- Now nearly up to date with posting minutes of Board meetings on our website.
- Considerable time spent on trying to resolve a boundary dispute – but to date have not been successful.
- Continue to work on David Urquhart Memorial Path. Have raised about 65% of funding – but this has not been easy. Thanks to all who have and continue to raise funds for this project.



# STRENGTHS AND OPPORTUNITIES

- Enthusiasm and commitment of individuals
- Support provided by residents and others
- Support provided by HIE and SLF
- Local approachable landlords -(The Board) – we are guardians – we are all landlords.
- All can be involved in decision making process.

# STRENGTHS AND OPPORTUNITIES

- Need to attract volunteers and new Board members – a lot of skills in the young and grey resource.
- More cohesion between groups – TFVCC, F&KCC, FRA, Dunes Trust.
- Fund raising events – e.g. one at garage site
- Suggestions on working groups and your ideas for future developments.
- Findhorn belongs to you.

# **SUCCESSION PLANNING IN COMMUNITY TRUSTS LAND**

**Rona J Campbell -**

**MSc in Sustainable Rural Development**

If you are interested in finding out about the problems, threats and weakness faced by Community Land Trusts then this is worth a read.

# Problems, Threats and Weaknesses

Rona's research identified 5 **main** areas – and believe me we totally agree with the findings.

**1 . No succession plan** -Board members are volunteers.

Succession only looked at when current directors leave.

'I don't think the Community recognises the issue'.

**2. Time** - Time/Capacity of individuals as volunteers, especially those in full time jobs.

# Problems, Threats and Weaknesses

## 3. PEOPLE

- Number of people volunteering
- Concern over a community's ability to carry out projects – pressure on a small number of people
- 'Older population structure – the reality is they are not going to be around forever and we don't have the younger generation coming through, let alone the rates of volunteering in those younger generations that we might want'.

## 4. Training & Skills

- Levels of project activity increasing and much of the work is becoming increasingly more complex'.
- Skills audit – what skills on the Board and the wider community.
- Need for training – director skills.

# Problems, Threats and Weaknesses

## 5. Community Conflict

- Seeing those involved in volunteer boards subjected to direct criticism was highlighted as a potential barrier to recruiting new members.
- ‘They really do give a lot of time and open themselves up to potentially some nasty hurtful things that get flung around’.
- ‘You’re often having to tackle, challenge or deal with very difficult situations where there’s a conflict view in a community that there can be very strong opinions held by some people. There can be some people who relish trying to make life difficult or to expose the failing of the chair’ and Board.

# Problems, Threats and Weaknesses

- Confrontation over issues. This is of great concern to Board members who have received aggressive phone calls, faced direct extreme verbal abuse and threats to the Company. This is not acceptable and contact should be through e mail. (findhornvcc@gmail.com).
- This type of behaviour puts unnecessary pressure on Board members and must cease. Action of this type makes Board members question – why are we giving up our time doing this?
- Increase in expectations – as accessible Board members – not absentee. ‘We are answerable and expected to produce results’.
- Varying opinions – can’t please all.
- Ineffective communications ...
- It is easy to be destructive – not so easy to be constructive.

# Accounts

## **THE FINDHORN VILLAGE CONSERVATION COMPANY SUMMARISED FINANCIAL STATEMENT**

This financial statement is not a full set of statutory accounts but is a summary of information relating to the Statement of Financial Activities and the Balance Sheet for the year ended 31 March 2019. The information has been extracted from the full Financial Statements which have been subject to an independent examination by Cathedral Accountancy Ltd. Copies of the full Financial Statements can be obtained from the company offices at The Old School, Church Place, Findhorn, IV36 3YR. The Financial Statements were approved by the directors and were signed by F Allan. Copies of the Financial Statements will be lodged with the Office of the Scottish Charities Regulator and with Companies House.



**How are we doing!!!**

**QUESTIONS LATER ?**