Agriculture and Rural Economy Directorate
Land Reform, Rural and Islands Policy

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Scottish Government
Riaghaltas na h-Alba
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Iain Mitchell KC
3 Carlingnose Point
North Queensferry
Fife
KY11 1ER

Our ref /Ar faidhle: SD00004
Date 17 March 2025

Dear Mr Mitchell,

NOTICE BY THE SCOTTISH MINISTERS UNDER SECTION 60 OF THE LAND REFORM (SCOTLAND) ACT 2016: DECISION ON THE APPLICATION BY NORTH QUEENSFERRY COMMUNITY TRUST FOR ALBERT COMMUNITY GROUP LIMITED, AS THIRD-PARTY PURCHASER, TO BE GRANTED CONSENT TO EXERCISE THE RIGHT TO BUY LAND AT THE ALBERT HOTEL, MAIN STREET, NORTH QUEENSFERRY, INVERKEITHING KY11 1JG

Case Number: SD00004

Notice under section 60 of the Land Reform (Scotland) Act 2016 ("the Act") is enclosed.

The Scottish Ministers have considered the application by North Queensferry Community Trust to apply for Albert Community Group Limited, as third-party purchaser, to be granted consent to exercise the right to buy land consisting of The Albert Hotel, Main Street, North Queensferry, Inverkeithing KY11 1JG**.** Scottish Ministers have decided **not to grant** consent to Albert Community Group Limited to exercise The Community Right to Buy Land to Further Sustainable Development in relation to the land at The Albert Hotel, Main Street, North Queensferry, Inverkeithing KY11 1JG**.**

The enclosed Notice sets out the reasons for Scottish Ministers' decision. **The decision date is 17 March 2025.**

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I apologise for the delay in reaching this decision. Since the decision relates to a compulsory purchase, and given the complexities of the application, it was important to take time to thoroughly consider the application.

I understand that you will be disappointed by this decision given the hard work and effort involved in pulling together the required information for your application, but I hope that you have gained some positive benefits from engaging with the community right to buy process. For example, you have set up a community body, which will stand you in good stead for taking forward other projects in the future, you have pulled together the community and therefore increased social cohesion, and you have involved the community in determining what they need. All of these steps, I hope, will show that there have been some positive benefits from engaging in the process.

You may wish to determine if there are any other suitable areas of land or buildings that could meet all or part of your needs and you may wish to consider registering a community interest in these or look to purchase on the open market.

In accordance with section 60(1) of the Act, a copy of the enclosed Notice is being sent to the landowner, the Trustees for The Festival Inns Limited SSAS, and all persons who were invited to send their views on the application. In terms of section 60(1)(f) of the Act, Scottish Ministers will send a copy of the enclosed Notice to the Keeper of the Register of Applications by Communities to Buy Land to be included in that Register.

Your attention is drawn to the notes contained in the Notice which provide information about the effect of Scottish Ministers' decision and on rights of appeal against the decision.

Yours sincerely,

Richard Davies

On behalf of Scottish Ministers

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