



## **Annual General Meeting**

Held in the Village Hall on 13 August 2022

### **Minutes**

Colin Passey, Chair of SPCLT, introduced board members Heather Culpin (Secretary), Peter Bowers (acting Treasurer), and David Disney. Colin also restated our aim of providing affordable housing for the community.

#### **1. Apologies and attendance**

Apologies were received from nine members, and board members David Cutts and Rachel Jasinska are currently stuck in Toronto so cannot attend either.

No proxy votes were received.

Fifteen members attended the meeting, so as our quorum is 7.9 (10% of the membership) we were able to proceed.

#### **2. Approval of minutes** of last AGM held on 22 August 2021. The minutes were approved unanimously.

#### **3. Directors' Report**

Firstly Colin explained that we are trying to edge the AGMs a little forward each year in the hope that eventually we will get nearer May, the time of year when we started holding AGMs, and this year we have managed to get nine days earlier!

Colin thanked Middlemarch Community Led Housing for the excellent advice and support they give us, through their expert, J Lambe.

We held three committee meetings (at no expense to the CLT!), initially via Zoom and then in person, the first since pre-Covid.

We have had discussions with some landowners and agents, but still have nothing specific to tell you. If we do get to the point of having a plan to propose the plan will need community support so we will then hold a public meeting.

You will all be aware of the Higher Town development. We have had a discussion and exchanged some emails with Edenstone Homes, the developers. The development will have an element of affordable housing, which will probably be run by a Housing Association. Our discussion was mainly to explain CLTs to Edenstone.

We do not know if they are interested in working with us, and we are not sure whether we want to work with them, and whether the community would support us if we did want to work together (we would have to put this to a public meeting). Their proposals are still going through planning with MDDC, and we do not expect to have contact with them again until they are further down the line.

One member asked the difference between the affordable housing potentially offered by Edenstone, and that which the CLT wants to provide. The main difference is that CLT homes are held by the community in perpetuity – the freehold cannot be sold off, as is the case with other affordable housing.

We were asked if we had considered other sites around the village, and we believe we have investigated all potential sites – at least 24. As we reported last year, some were ruled out immediately, and some were investigated further, but none was viable due to such issues as road access, flood risk, impact on landscape, access to services, cost of dealing with issues, cost of setting up utilities, and land option agreements between landowners and developers or land agents. However we will keep looking for possible sites.

We were asked again about the site on the corner of Whitnage Road and Lower Town. We understand it is still for sale, but at a price way beyond anything the CLT could afford. Another member said they had seen someone measuring it recently who said we might see something happening there soon, but we don't know what.

We were also asked about the site behind Mountain Oak Farm. We know the owners are considering developing some of that land, but there are no specific plans for it yet. Again, if something were to start happening there which might involve us we would have to seek community support.

4. **Finances.** The financial accounts to 31<sup>st</sup> March 2022, circulated by email earlier, were approved unanimously.
5. **Audit.** We agreed to dispense with a paid-for audit last year, and as very little has happened with our finances this year either, we suggested we should do the same this year. This was agreed unanimously. We will review it again next year.
6. **Resolutions.** No resolutions have been received.
7. **Elections.** Our rules state that at every AGM three directors must stand down, and they should be the three who have been on the board longest without being re-elected. They can stand again. This year Colin Passey, Peter Bowers and Heather Culpin stood down. All were willing to stand again, and were nominated and seconded. No other nominations were received. All were elected unanimously.

8. Colin also said that Peter Drew, our treasurer, has decided to stand down from the committee. The committee thank him very much for all the work that he has done for the CLT. We already had one vacancy so we now have two, and hope very much that volunteers will step forward to join us

9. **AOB** - None

**The meeting ended at 2.37 pm. Thank you all for attending,**

**Colin Passey**