



Annual General Meeting

Held in Sampford Peverell Village Hall on 17 August 2024

Minutes

Colin Passey, Chair of SPCLT, introduced board members Heather Culpin (Secretary), Peter Bowers (Treasurer), Joy Childs, David Cutts, Rachel Cutts, David Disney and Greta Tucker.

1. Apologies and attendance

Apologies were received from Rachel Cutts and from twelve members.

One proxy vote was received.

22 members attended the meeting, so as our quorum is 8.5 (10% of the membership) we were able to proceed.

2. **Approval of minutes** of last AGM held on 19 August 2023. The minutes were approved unanimously.

3. Directors' Report

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

During the year we held three formal committee meetings and a few informal meetings. The main event for the CLT was the public meeting which was held on 12th January 2024. This was very well attended by both members of the CLT and non-members. The meeting overwhelmingly voted in favour of the CLT being involved in the provision of social / affordable housing on land behind Mountain Oak.

The public meeting was followed by a number of drop-in sessions run by the landowners' agent, which were well attended and raised a number of important points which they are following up. Since then the landowners and their agent have been putting the finishing touches to a planning application, which takes time as a large number of reports have to be produced. We are hopeful that an application will be submitted soon. We have continued to look for alternative sites for our housing but none has so far proved practicable.

We now have 85 members, an increase of 7 over the past year, which is very encouraging.

Colin thanked all the directors for their help and support during the past year. David Disney and Rachel Cutts have decided to stand down from the committee and not seek re-election. Colin gave his especial thanks to them for their contributions over their years as Directors.

4. **Finances.** The financial accounts to 31st March 2024, circulated by email earlier, were presented by Peter. He pointed out that we are gradually using up our initial grant money, even though we only had to pay five bills during the year, and now we only have enough funds for another year, so we will be applying for a further grant from MDDC. The accounts 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 were 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 David Disney, Rachel Cutts, Joy Childs and Greta Tucker all stood down. Joy and Greta were willing to stand again, and were nominated and seconded. No other nominations were received. Joy and Greta were elected unanimously.
8. **AOB:**
 - a. It was suggested that we ask for volunteers from the floor to join the committee, and, perhaps encouraged by earlier talk of biscuits, David Hennings agreed to be co-opted. We also have another co-optee who was not able to come to the AGM, namely Alex Hinds.
 - b. Could the Mountain Oak owners help us with money or would that create a conflict of interest? Colin answered that yes it would be a conflict, but also the landowners are finding the work needed for a planning application very expensive so wouldn't be able to help even if it were possible.
 - c. Has a developer for the housing been identified? Not as far as we know. We believe a planning application would have to get approved first.
 - d. When would the CLT need more money, and when would it look for a Housing Association partner? The need for significant sums of money, eg for legal advice, would come when the planning application is approved. That is also when we would look for a Housing Association partner.

The meeting ended at 2.30 pm. Thank you all for attending.

Many thanks to Joy and Greta for providing and serving refreshments before and after the meeting.

Colin Passey