



Annual General Meeting

Held via Zoom on 7 November 2020

Minutes

1. Apologies and attendance

Apologies were received by email from 2 members.

13 members attended the AGM and 2 members sent in proxy votes.

2. Approval of minutes of last AGM held on 31 March 2019. The minutes were approved unanimously.

3. Directors' Report

Firstly many apologies that this AGM is late. It was originally due during the first lockdown, then we faced restrictions on meetings, and now we are in a second lockdown so we have decided to go ahead anyway via Zoom.

Numerous committee meetings have been held (at no expense to the CLT!)

We have joined the National CLT Network – which provides help, advice, and insurance

With help from the Devon Rural Housing Partnership and funding from MDDC we conducted a new Housing Needs Survey at the end of 2019. The full report is on our website: <https://www.sampevclt.org> At the time of the survey a need for 6 affordable rental homes was identified, and 77% of those who answered the relevant question said they would be in favour of a small development of affordable housing for local people. The number of homes needed is smaller than last time, but each survey is just a snapshot and we suspect that in the current economic climate more houses may be needed, so we still want to build 10-12 affordable rental homes.

Last year we reported that 24 sites had been considered. Some were ruled out immediately, some investigated further, but none was viable. We continued to check with MDDC, Highways, and the Environment Agency. Since then we and/or Wessex Community Assets have checked the status of all potential sites, of various sizes, around the village. Unfortunately all have issues, such as road access, flood risk, impact on landscape, access to services, cost of dealing with issues, and land

option agreements between landowners and developers or land agents – this is the impact of the Local Plan and the Ex- Greater Exeter Strategic Plan. Most plots of land around the village are optioned and are likely to remain optioned.

If we find a suitable site it must have support from our members and from the community, so we need to present it as widely as possible to the community, which is very difficult at present.

There is a potential site about which we have discussed basic principles and Heads of Terms, and they are willing for it to be presented to the community but this is not possible during lockdown so we hope to present it very soon, hopefully in January, coronavirus restrictions allowing. Until then we cannot discuss the details of it, but it looks promising.

4. **Finances.** The financial accounts to 31st March 2020, circulated by email earlier, were approved.
5. **Audit.** We agreed to dispense with a paid-for audit. Last year we said that the Directors would consider having the next year's accounts subjected to an audit or other independent review, but as very little has happened with our finances this year we will review that suggestion again next year.
6. **Member resolutions** – none were received
7. **Elections.** Frances Salisbury, our secretary, and Ian Adlington, our treasurer, have stood down from the board and do not wish to stand again. Heather thanked them for the huge amount of work they have put into getting the CLT established. All their work is very much appreciated and we are sorry to lose them.

Nominations and seconders were received for the following:

- a. Heather Culpin, who stood down and was re-elected
- b. Colin Passey, who is newly elected to the board

According to our rules the board decides who takes on what role, and we are hoping that at our next meeting Colin will agree to take over as Chair, Heather will replace Frances as secretary, and Peter Drew will replace Ian as treasurer.

8. **AOB** - None

Thank you all for attending,

Heather Culpin, currently Chair, but potentially the new Secretary