

Members of Langton Matravers Community Land Trust

Our Board have all been hoping that this third AGM Directors' Report of Langton Matravers CLT would have something to say to bring Members to the edge of their seats in eager anticipation. Unfortunately, as I know you will understand, the Covid virus has defeated us, not only in constraining this meeting itself but also in bringing to a temporary halt discussions which we have been having with a potential landowner for well over a year which showed signs of moving on to a positive outcome just as lockdown struck.

We had anticipated that by the time this year's AGM came round at its normal date in June, we would either have already held a general open village meeting to discuss the specific site which had emerged as the best development opportunity or, at the very least, would have been able to announce a specific date in the near future for such a meeting. Neither has come to pass, which leaves our board apparently having to announce that no progress has evidently been made on our central overriding aim of building ten affordable dwellings for local people since last year's AGM.

I know that you will appreciate that this is not the true position. While working to maintain our CLT as a professionally run, legally compliant body which has the respect of our peers and the public bodies which we have to deal with, we have worked very hard to progress landowner discussions and discussions with the relevant planning bodies. We have also maintained Langton CLT as a soundly financed entity with the flexibility to meet all its anticipated short-term obligations.

Langton CLT is therefore in an excellent position to move quickly and effectively as and when our postponed landowner discussions come to fruition. We have been advised that we should be in a position to be told more in the early part of next year, but we are obviously hoping that the same advisors who have been particularly positive and helpful towards us so far will still be in post when the world hopefully returns to near normality.

What we do believe is that the effects of Covid should have no negative structural impact on our future discussions with our potential landowner partner. We therefore very much hope that the 2021 AGM of Langton Matravers CLT will be reporting in a much more positive vein than this year.

Our optimism has recently been boosted by Central Government announcements confirming continuing financial grant support for affordable

housing projects and also reiterating that the CLT concept of ownership of assets by the community alone, in perpetuity, still very much applies.

Thank you for your continuing support and interest in our activities.