

Langton Matravers Community Land Trust Annual General Meeting

held in Langton Matravers Village Hall

At

7.00pm Thursday 23rd September 2021

MINUTES

Present: Barrie Mayes,(Chair) Colette Drayson, Duncan Hedges, Sam Mathison Keith Coombs (Treasurer) Maggie Sutton (Secretary)
Three members of the CLT present (Names held on record by the Secretary)

Apologies: There was one formal apology from Lyn Francis
Belated apologies from John Wootton

Welcome by the Chair Barrie Mayes, welcomed members to the meeting, he introduced the Board and outlined the agenda.

Minutes for the previous Annual General Meeting held on 17h September 2020: Maggie Sutton (Secretary) read aloud the minutes from the 2020 meeting. There were no objections to the content and the minutes were accepted as a true and accurate record of the meeting by a majority vote.

Business arising from the previous Annual General Meeting held on 17th September 2020:

The question of waiving the financial audit at the AGM in 2020 arose LMCLT is a small not for profit organisation with a very small turnover, there is no legal need to employ an auditor provided this resolution is approved by the members and approved by a majority vote.

In any other business at last year's meeting, one member asked the CLT to consider the need for a car park in the village and to ask the proposed land owner for an additional piece of land for this purpose. The CLT discussed this at their next board meeting and agreed that our primary purpose as a CLT is to build homes for local people. The CLT replied in writing to the member to that effect.

Receipt and approval of the Director's Report: The Chairman Barrie Mayes presented the Director's report which will be posted on the Langton Matravers CLT website and is reproduced here.

This is the fourth Annual General Meeting of Langton Matravers Community Land Trust, which points to the fact that we have been operating now for a little over five years. Our primary objective throughout all of that time has been to create a development of affordable dwellings specifically intended for rental by local people, owned by the community itself and available in perpetuity.

This objective has meant the creation and maintenance of a legal entity, Langton Matravers CLT, with the necessary status and official and community support to raise both operating finance and capital for land purchase, and, at the same time, to find a suitable site and to negotiate its purchase on the right terms from its owner.

To achieve a purchase price which will work with the need to minimise costs as far as possible, we have concentrated on sites which can be classified as Rural Exception Sites (RES) where the landowner has no alternative routes to acceptable realisation of value. By selling agricultural land for the

building of affordable housing, a landowner can achieve a sale which would otherwise not be legally possible. Cost to an incoming buyer is therefore likely to be reasonable.

We have investigated a number of such sites and held discussions with their owners. Before last year's AGM we believed that we had located a suitable site and were on the way to reaching a Heads of Terms agreement with the owner. COVID then struck, leaving our CLT itself still able to move forward, but unfortunately the landowner was not in a similar position to proceed.

Our main housekeeping task has therefore been, as in previous years, to maintain our CLT in readiness to make a move as and when circumstances changed. This has been a frustrating time for our Board Members and for CLT members while you wait for us to report on positive progress.

That is the negative news out of the way. The good news is that we have now reached the point where we have significant reason to hope that Heads of Terms can be agreed with the landowner in the near future. This will enable us to apply for initial operating finance from Dorset Council and other grant sources to prepare initial outline plans and to investigate the site geologically in sufficient detail to be confident that it is suitable.

A properly worked-up proposal can then be prepared for presentation to the community. You will remember that we have always stated that the initial approval of the community, expressed in a public meeting, will be required before the CLT proceeds any further with any development. Our declared aim is therefore to move to this public meeting as soon as

possible. We are not able to give a date with any certainty in this calendar year - but we will do our best to push things forward.

A member of the CLT was given permission by the Chair to question and comment on the Director's report. The CLT member commented that there is much rumour in the village concerning the proposed meeting between CLT and the Parish Council and suggested the CLT give information concerning their plans sooner rather than later. The Chairman explained that the meeting falls within the procedures of the Parish Council. It has been arranged to give information on the proposed development and that is the purpose of the meeting. Members of the CLT and Steve Watson, the CLT's long term advisor will attend the meeting. The landowner is now able to proceed and once Heads of Terms are agreed the CLT will be able to access grants and draw down funds to pursue surveys etc. The CLT will then move quickly to make a presentation to the community.

Treasurer's Report and presentation of Fiscal Accounts to 30th

May 2021: The accounts as prepared by the CLT Treasurer Keith Coombs were presented. Hard copies of accounts for 2020 and 2021 were made available to members attending. Expenditure understandably has been minimal this year, There has been no income this year apart from one member joining. There were no objections to the points made in the report and the accounts were approved by the meeting.

To re-appoint the following Directors who must stand down by rotation Sue Hutchings and Sam Mathison Barrie Mayes introduced Sue Hutchings who was proposed by Collette Drayson and seconded by Maggie Sutton, Sam Mathison was proposed by

Barrie Mayes and seconded by Robert Sutton. Their reappointment was agreed by a majority vote.

To waive the requirement for an audit and recommend that an audit be dispensed with for the next year: The issue of waiving the requirement for an audit was raised in matters arising. As already stated the LMCLT is a small not for profit organisation with a very small turnover, there is no legal need to employ an auditor provided this resolution is approved by the members and approved by a majority vote. Agreement was sought from members that an audit for the year be waived, this was approved by a majority vote.

AOB A CLT member raised the issue of parking in the village. This issue was raised by the same member at last year's AGM. The member suggested the CLT has the ability to enter into other projects apart from housing. Another member present stated that parking had always been a problem in the village and this was a matter for the Parish Council to discuss. The CLT Board responded that the CLT had already given their answer last year stating "The CLT is primarily concerned with building homes for local people"

The meeting closed at 8:00 pm

MS 29/09.2021

