



Wiltshire Community Land Trust

Minutes of the seventh Annual General Meeting

Held on Thursday 13th September 2018 at

**The Queen Charlotte Room, The Bear Hotel, 2-3 The Market Place,
Devizes, SN10 1HS**

Present:

Members Trevor Cherrett, Chair
 Philippa Read, Treasurer
 Andrew Williamson
 Stephen Walker

In attendance

Vicky Bodman, Community Led Housing Project
Lynn Gibson, Community First
Belinda Eastman, Wiltshire CLT Member
Anna Maloney, Wiltshire Company Secretary
Nigel Knott, Seend CLT
Neil Prigent, Wilton CLT

Introduction

Chair, Trevor Cherrett welcomed attendees and thanked members of the Wiltshire CLT board and for their continued contribution to the work of Wiltshire CLT.

1. Apologies

Received from: Mike Ash, Ian Crawley, Richard Kitson, Jane Windle-Hartshorn, Georgina Clampitt-Dix, Helen Taylor, Tim Bruce, Tony Deane.

2. Approval of the Minutes of the AGM held on 13 September 2017

The Minutes were approved as a correct record of the meeting. Proposed by Trevor Cherrett and seconded by Philippa Read.

3. Presentation of the Annual Report

Chair, Trevor Cherrett reported that very significant progress had been made with the setting up of the Wiltshire Community Housing Partnership with Community First and Wiltshire Council. This had taken some time to put together but with the appointment of project manager Vicky Bodman – soon to be joined

by a second worker – it was now successfully following up the leads established in the Awards For All workshops the previous year, and sounding out new community initiatives. It had justified the Board`s decision to `keep the flame alight` in the period without funding, and there was now the prospect of many more communities in Wiltshire willing to take the initiative.

However, Trevor felt the challenge now was how to sustain the project when the grant funding finishes. This question would be discussed after Vicky`s progress report.

Trevor concluded by thanking members of the WCLT board for their expert advice and support, along with the essential work of the Hon Treasurer and Company Secretary.

4. Community Housing Project update

Vicky Bodman reported on progress through the community led housing project so far:

- Broad Chalke were being assisted by Wessex Community Assets/ CLT project.
- Seend CLT have now been approved as a Community Interest Company (CIC). Seend has 130 members and were exploring development sites and looking to work with a housing association.
- Tisbury formed a CLT on the 21st June. Stage 1 funding had been agreed from the NCLT supported by Ian Crawley. An event that took place on 12th September to gain members to the CLT, which saw 45 people attend.
- Cricklade have decided to become a CLT and had applied to the WCHP fund to cover set up and legal costs.
- Wilton CLT had been working with Aster, were looking for sites and approaching local land owners.

Vicky Bodman also reported that two information days had been held with six parish councils attending. Meetings have been set up with registered providers including: Hastoe, Aster and White Horse and the intention was also to meet with Sovereign and Homes England.

5. The Future of WCLT

Trevor Cherrett reported that funding was in place for the partnership until 2020. WCLT`s position in the partnership was described by a diagram (copy attached).

Wessex CLT had been used as the model for the partnership bid but to deliver the number of schemes required to generate the level of funding required to emulate the Wessex CLT model would be very challenging. Other sources of funding could be considered including, for example, not for profit consultancy with Community First. However, Andrew Williamson felt that a lot of time could be spent trying to raise money but the fact of the matter was that if the government wanted community led housing then they would fund it.

Trevor noted that WCLT board members had expressed a desire to widen WCLT's role to include shops, pubs, community buildings and community assets, and this would need to be taken forward.

It was agreed that further work should continue on the model and ideas for sustaining the organisation going forward through a working group initially comprising: Trevor Cherrett, Jane Windle-Hartshorn, Stephen Walker and Andrew Williamson.

6. Presentation the Annual Accounts

Philippa Read presented the accounts for the 12 month period. Philippa noted that income was lower than last year due to the fact that the Awards for All grant had been received in 2016/17 but that healthy reserves were still in place. The income stream for 2017/18 was thanks to the work of Ian Crawley. Philippa reported that no funding had been received from the WCHP partnership to date.

Approval of the Annual Accounts: proposed by Philippa Read seconded by Nigel Knott.

7. Appointment of Auditors

The proposal to waive the requirement to have a full audit was approved by all members present.

8. Election of Board of Management

Melanie Barnett, who had decided to resign from the Board, was warmly thanked for her contribution to WCLT's work. This meant that a vacancy was now available for an elected member.

Board members Trevor Cherrett, Philippa Read, Mike Ash, Richard Kitson, Stephen Walker and Andrew Williamson were nominated en block. Jane Windle-Hartshorn would continue as a co-option to the board with Nigel Knott (Seend CLT) and Neil Prigent (Wilton CLT) being invited to attend board meetings as observers.

Swindon Borough Council (normally represented by Michael Ash) will continue to be the nominated representatives of the local authorities.

WCLT was still waiting for representation from Wiltshire Council.

There being no further business the meeting closed at 3.55pm.