



Wiltshire Community Land Trust
Minutes of the eighth Annual General Meeting
Held on Thursday 12th September 2019 at
**The Queen Charlotte Room, The Bear Hotel, 2-3 The Market Place,
Devizes, SN10 1HS**

Present:

Members and
Observers

Trevor Cherrett, Chair
Philippa Read, Treasurer
Andrew Williamson
Stephen Walker
Nigel Knott, Seend CLT
Neil Prigent, Wilton CLT
Lynn Gibson, Community First
Harry Tipple, Community First

In attendance

Vicky Bodman, Community Housing Project Manager
Belinda Eastman, Wiltshire CLT Member
Anna Maloney, Wiltshire Company Secretary

Introduction

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

1. Apologies

Received from: Mike Ash, Ian Crawley, Richard Kitson, Nick Kemmett.

2. Approval of the Minutes of the AGM held on 13 September 2018

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

Trevor reported "good progress", noting that that the Partnership had bedded in well, especially through its integration with Wiltshire Council housing and planning departments. In addition the Partnership had been successful in bidding for a new `Community Hub` project grant, and Trevor paid tribute to Vicky Bodman for her hard work in putting the detail into the bid. The project would enable WCLT to proceed on a more sustainable basis. Unfortunately Vicky Bodman was moving on but would remain at Wiltshire County Council as Commissioning Officer. She would be replaced by a new appointment, Louise Hartfield, who would be taking on the Community Housing Project Manager role. Trevor thanked Vicky for all her hard work.

Trevor reported on WCLT's changing role from project delivery to project monitoring and project scrutiny. The WCLT would continue to work with Community First to offer advice and support to local communities. Trevor felt the WCLT were fortunate to have the breadth of skills, expertise and wisdom on the board and that their commitment would be important for 'keeping the flame alight' for community-led homes. He also thanked Ian Crawley, who is a tremendous source of up-to-date advice thanks to his involvement regionally and nationally with CLTs.

Trevor stated it would be necessary to refresh and attract new members to the board, and he was pleased to nominate two new members (see item 7). Next year would be Trevor's ninth year on the board, so he felt that it was time to bow out and search for a successor.

Trevor also reported that WCLT would be changing administratively as Anna Maloney, WCLT's Company Secretary was moving on with Community First picking up the administrative role. He thanked Anna very much for her steady support and she was presented with a bouquet and a modest honorarium as a tribute to her help and support. She would be much missed.

4. Community Housing Project update

Vicky Bodman reported the Partnership had managed to secure £150,000 from the national community led homes fund to help create a Wiltshire & Swindon Community - Led Housing Hub, entitled *Homes of our Own*. Wiltshire County Council had some committed underspend, and that funds were secured until March 2022. A fee-paying model would be pursued with a flagship scheme being processed first without charge.

There were significant staff changes: James Taylor had moved on and Rebecca Lockwood Norris had replaced James. The structure had been considered and instead of an enabler, two project managers and a co-ordinator would form the team: the two project managers employed by Wiltshire County Council and the Co-ordinator employed by Community First.

Neil Prigent reported that the Wilton CLT Veteran Centre would be opening shortly. The Enterprise hub would come forward early next year.

Nigel Knott reported that Seend CLT were awaiting sign off on the site that was selected last December. Nigel reported concerns around the fee-paying model and how to fund the Community Housing Project team going forward.

Trevor suggested that it might be useful to organise workshops to explore the problems and lessons arising from particular operational issues.

Stephen Walker added it was important to document the Seend project process through a case study approach to use as a lessons - learnt tool to share with other emerging CLT's in the region.

VB reported the following communities that were engaged in various stages of community-led housing:-

- Rowde
- Bromham
- Worton
- Broad Chalke
- Nadder
- Cricklade
- Pewsey
- Warminster
- Devizes
- Corsham
- Colerne
- Aldbourne
- Heytesbury.

5. Presentation of the accounts

Pip reported the increased income this year due to contribution of the Community Led Housing Project. She thanked Ian Crawley for the donation of the money he earned to WCLT which in turn enabled him to fulfil his national role by providing him with insurance cover. She noted minimal expenditure this year due to low administration costs. Pip expressed her gratitude to board members for their support, and to John Brace, Chartered Accountant for his expert help in producing the accounts for WCLT.

Approval of the Annual Accounts: proposed by pip Read, seconded by Andrew Williamson.

6. Appointment of Auditors

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

7. Election of Board of Management

Board members Trevor Cherrett, Philippa Read, Mike Ash, Richard Kitson, Stephen Walker and Andrew Williamson were proposed and duly elected en bloc.

Trevor reported that a nomination to the board had been received from Vicky Bodman. A proposal to elect Vicky Bodman to the board was approved by all members present.

Trevor nominated Peter Cooper, former Director of Kennet Housing Services, for co-option to the Board, together with continued co-option of Mike Ash (Swindon), Harry Tipple (Community First) and Richard Clewer (Wiltshire Council – subject to confirmation) – all approved.

Nigel Knott from Seend CLT and Neil Prigent from Wilton CLT would continue to attend board meetings as observers.

8. AOB

The next Board meeting date was changed from 17th October 2019 to **Thursday 14th November 2019**

There being no further business the meeting closed at 15.13pm.