



Nadder Community Land Trust Limited

Development by the Community for the Community

Registered Address: The Reading Room, High Street, Tisbury,
Wiltshire, SP3 6LD

Registered by the Financial Conduct Authority
(Mutuals Registration No: 8083)

MINUTES OF ANNUAL GENERAL MEETING

Held on Monday 21st October 2019 at 7.30pm at the Nadder Centre,
Weaveland Road, Tisbury, SP3 6HJ

1. The meeting was attended by 36 members (12 by proxy) and a further 20 supporters and guests.
2. Tony Deane (Chair of the Board) took the chair in accordance with Rule C28 and confirmed that a quorum was present (Rule C24) there being 35 Members attending in person or by proxy.
3. Tony introduced each of the current Board Members and summarised the contents of the Annual Report 2019 dated 5th October, (copies of which had been were available to Members before and at the Meeting):
 - 2.1 The main focus of Nadder CLT's work in its first year had been to translate the vision set out at the inaugural meeting in September 2018 into the form of a fully working Community Land Trust:
 - Nadder CLT now have over 250 members.
 - It achieved legal status as a Community Benefit Society with charitable status on 1st April 2019. Unlike local councils or commercial developers, its objects ensure that any assets it owns remain for the benefit of the community in perpetuity.
 - This work has been achieved by a Steering Group of committed volunteers, which has converted to become the CLT's first Board.
 - 2.2 Tony thanked Board Members for their efforts over the year and in particular Vicky Bodman (who had acted as the main link with

Wiltshire County Council) and Kevin Peters (who had acted as the CLT's Company Secretary), both of whom were standing down.

4. Dale Strachan outlined Nadder CLT's charitable purposes in more detail and took questions from the floor:
 - As with other Community Land Trusts in the UK, Nadder CLT promotes the intention of the Localism Act 2011 to support community-led development.
 - Whilst Tisbury has one of the most vibrant and diverse populations in South-west Wiltshire, housing costs are a major obstacle for working people.
 - The recent Housing Needs Survey indicated a wish to see more affordable properties available to the local community (defined as homes sold or rented at no more than 80% of market cost) and further work was needed to establish the forms of tenure and types of property which would best satisfy these needs and meet with community support.
 - In seeking to increase the number of affordable properties, the CLT was not in a position to compete head-to-head with commercial developers. Instead it needed to attract donations of land, seek grants and loans which supported community-led housing and focus on small plots and "exception sites", which would not otherwise be profitable for commercial development.
 - In doing this, the support of the local community would be vital and the Dale emphasized that the Board needed input from all those present to guide its decisions as to what community-led development should be.
 - Questions were asked on the CLT's ability to accept donations of land from local landowners and its possible role in supporting plans to redevelop land alongside Tisbury's Roman Catholic church. In each case Dale emphasised the board's interest in talking to all local landowners who might be able to assist the CLT in its objective of delivering affordable housing.

5. The Motion having been proposed by Dale Strachan and seconded by Trudy Austreng, it was RESOLVED unanimously to receive the Annual Report 2019 (Rule C18).

6. Tony Deane confirmed that the following Board Members had offered themselves for re-election (Rule D14.2) and as no other candidates had been put forward, confirmed their election for a term of 3-years (Rule D13.1):
- Trudy Austreng
 - Tony Deane
 - Ione Lacey
 - Paul Mansbridge
 - Gerard Murray
 - Dale Strachan
 - Clyde Whittaker
7. There was no other business and the meeting therefore closed. It was followed by presentations from Trevor Cherrett (Chair of Wiltshire Community Land Trust) and John Walker (from Homes4Wiltshire) and further questions.

Clyde Whittaker, Secretary

Approved 20.07.20