



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 THE ANNUAL GENERAL MEETING OF
NADDER COMMUNITY LAND TRUST LTD. ("NCLT")**

Held on Monday 9th May 2022 at 7pm via the online Zoom platform

1. Members Present

- The meeting was attended by the following 31 members.

Name	Membership No.	Attending
Gerry Murray	13	Online
Clyde Whittaker	11	Online
Margaret Paul	29	Online
Ione Lacey	72	Online
Judith Hassey	34	Online
Val Millichamp	107	Online
Roger Walker	285	Online
Julie Phillips	85	Online
Christina Richard	74	Online
Jerry Mason	287	Online
Kevin Peters	69	By proxy
Liz Weaver	44	By proxy
Sue Drake	244	By proxy
Emma Heard	62	By proxy
Rebecca Murray	63	By proxy
Clare Barham	86	By proxy
Gustavo Montes de Orca	84	By proxy
Jinkinson Roger	284	By proxy
Peter Shallcross	32	By proxy
Rosalind Russell	102	By proxy
David Lacey	42	By proxy
Ines Lopez-Doriga	33	By proxy
Paul Mansbridge	18	By proxy

Maxine Mansbridge	114	By proxy
Trudy Austreng	10	By proxy
Jane Berridge	37	By proxy
Monica Carlisle	95	By proxy
Nick Errington	286	By proxy
Susan Reed	117	By proxy
Peter Lacey	14	By proxy
Sandra Harry	46	By proxy

- Gerry Murray (Chair of the Board) took the chair in accordance with Rule C28 and confirmed that a quorum was present (Rule C24) there being 31 Members attending in person or by proxy.

2. Minutes of Annual General Meeting held on 10th May, 2021

- Clyde Whittaker (Secretary) noted that the minutes of the previous Annual General Meeting held on 10th May, 2021 had been published on NCLT's website and an online link was provided for those attending the meeting. Following a proposal from Ione Lacey, seconded by Margaret Paul, the minutes were unanimously APPROVED. No matters arising were raised.

3. Annual Trustees Report and 2021 Accounts

- On behalf of the Board, Gerry Murray presented the Annual Report and NCLT's accounts for its financial year ending 31st December 2021, noting that the accounts were unaudited in view of NCLT's limited income and assets, in accordance with the Resolution to dispense with an audit in these circumstances agreed at the Annual General Meeting held on 10th May, 2021. Clyde Whittaker noted that the Trustees Report and Accounts had also been published on NCLT's website and a link to them was provided for those attending.
- Following a proposal from Jerry Mason, seconded by Ione Lacey it was RESOLVED unanimously to receive the Trustees Report and Accounts in accordance with Rule C18.

4. 2022 Audit Arrangements

- On behalf of the Board, Gerry Murray introduced the proposed resolution to disapply Section 83 of the Co-operative and Community Benefit Societies Act 2014 in respect of NCLT's accounts for the year ending 31st December 2022 as shown on the agenda paper. This permits NCLT's board to dispense with a statutory audit of its accounts (avoiding considerable cost to the CLT) in the event that income and assets for the year-ending 31st December 2022 remain small, as in 2021.
- Following a proposal from Judith Hassey, seconded by Roger Walker, the proposed resolution was put to a ballot, and was passed with 29 votes in favour, nil against and one abstention.

5. Board Members

- Gerry Murray 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):
 - Lone Lacey
 - Gerard Murray
 - Clyde Whittaker
- Gerry Murray invited members who could offer a small amount of time each month to consider putting themselves forward to serve on the Board or Steering Group. There was a particular need for those with skills and experience relevant to NCLT's work.

6. Close

- There being no other business, the meeting closed at 7.30pm.
- The formal part of the meeting was followed by a presentation by Gerry Murray on the work of the Nadder CLT during 2021 and to the present date. Gerry expanded on the summary provided in the Trustees Report and Accounts, covering the following key points:
 - The continuing Covid pandemic caused NCLT's activity to slow down, but not to cease.

- An extensive programme of community consultation was conducted in between August 2021 and January 2022 to establish the community's vision for the former Sports Centre site in Weaveland Road and the associated design proposals. Over 220 local people took part and the results indicated strong support for the project.
- In response to this mandate, significant progress took place with Wiltshire Council and its in-house developer, Stone Circle Development Company Ltd., leading to submission of a formal planning application to Wiltshire Council in February 2022.
- A key priority had been to ensure that this application reflected the community's wishes as far as possible and NCLT were successful in ensuring that the final designs incorporated feedback from the community consultation.
- The benefit of NCLT's approach was reflected in a positive reception from local residents to the planning application and Gerry noted the contrast between this and the reception given to recent, commercially-led applications, notably that submitted in respect of the Station Works site.
- Gerry summed up the key benefits which the project at the former Sports Centre will deliver if approved:
 - 13 homes 50% at affordable rates
 - Community-led design
 - Community-first Allocations Policy
 - Tenure mostly rental with one shared ownership
 - Affordable stock owned by community in perpetuity
 - Affordable have identical specification to market housing
 - Sustainable energy provision
 - Existing trees protected
- To support pre-development work at the former Sports Centre site, NCLT had been successful in bidding for funding of £18,275 from the Community Housing Fund, the main part of which will be used in early 2022 to support the necessary legal and contractual work.
- Expenditure of £1,326 during 2021 was principally on training, website, printing and accountancy fees, leaving net assets at year-end of £19,607.
- NCLT's membership at year-end was 257.
- The project at the former Sports Centre would remain the board's main focus in 2022.



- Following the presentation, Gerry answered questions on the future direction of NCLT and the potential to seek funding to support work on other projects of value to Tisbury's community.

Clyde Whittaker, Secretary

Approved 26.05.22