

**Bradwell Community Land Trust  
Minutes of Annual General Meeting (SGM)  
Bradwell Memorial Hall  
7:30pm – 27<sup>th</sup> September 2018**

### **Attendance**

#### **Board members:**

Andy Nash  
Jane Dalrymple  
Paul Downing  
\* Peter Higgs  
\* Katrina Lancaster  
\* Jaak Ojari  
\* Neil Roberts  
\* Tim Sheppard

\* Peter Higgs, Katrina Lancaster and Tim Sheppard were seeking re-election to the board, having stood down in accordance with our rules. Jaak Ojari and Neil Roberts were seeking election to the board having been co-opted during 2017/18.

### **19 ordinary members**

Adrian Barker  
Karen Barker  
Elizabeth Downing  
Dorothy Elliott  
Gerald Elliott  
Sandra Furness  
Brian Gillham  
Helen Gillham  
Sylvia Higgs  
Alison Johnston  
Andrew Judge  
Sheena Judge  
Roy Middleton  
Dorothy Ollerenshaw  
Brian Salisbury  
Jill Salisbury  
Peter Senior  
Janet Waining  
Leslie Waining

### **10 ordinary members by proxy**

Helen Hants  
Josephine Houchin  
Janet Kobayashi  
Peter Kobayashi  
Christopher Philps

Corina Philps  
Susan Philps  
Anna Smallwood  
Prof Rod Smallwood  
Lorraine Sowerby

Isabel Cogings - District Rural Housing Enabler

### **Declarations of Interest**

There were no declarations of interest.

### **Minutes of the last AGM**

The minutes of the 2017 AGM were approved. Proposer: Peggy Attwood, Seconder: Tim Sheppard.

There were no matters arising.

### **Chair's report**

The Chair reported that Bradwell CLT has had a good year and our various fund raising ventures have been very successful. We are getting ready to face the challenge of managing the first four houses, which are due to become available in April 2019. There has recently been a catch-up meeting with the developer, Camstead and monthly status meetings are due to begin soon. The name of the development is now officially "Bradwell Springs". The developer has been asked by us to investigate the feasibility of adding solar panels to the roofs of the properties during construction and this has been added to the planning application in case we decide to ask them to do it. We are investigating whether stamp duty will be payable on the houses, because the situation is by no means clear, and we are continuing to fund raise so we can cover legal costs and stamp duty if it turns out to be payable. We raised more than £2,000 during carnival week and are therefore planning a similar series of events for 2019.

Initial meetings have taken place with housing associations and we will be making a final appointment in the new year for one of them to operate the houses on our behalf.

It was noted with sadness that our first chairman, Neville Kinnaird recently passed away and his major contribution to the earliest days of the CLT was sincerely appreciated. He will be missed.

During the year, Neil Roberts and Jaak Ojari were co-opted to the board, and Nick McCloud resigned. Nick has been replaced as Treasurer by Jaak Ojari.

There were no questions.

### **Treasurer's Report**

The treasurer ran through the accounts and reported on the current state of affairs.

A question was asked about whether it would be possible to show income and expenditure for the various fund raising events and it was agreed that it was possible to do this in future reports.

The secretary was asked about his attendance at the recent CLT conference and gave a brief report. He said the meeting had been useful, but that it had concentrated mainly on social housing rather

than on the operation and usefulness of CLT's. This led to a discussion about the unique nature of Bradwell CLT, as our houses are being gifted and are not subject to Government or other grants, as is usually the case. In cases where grants are involved - particularly government grants - they usually come with ties and restrictions, and in particular the right-to-buy. For this reason alone we will always try to avoid seeking grants because it is our fervent hope that BCLT managed houses will never be subject to right-to-buy and will remain available for local people to rent in perpetuity.

Because at the moment Bradwell CLT is fairly small we have not been required to have our accounts audited. It was put to the meeting that although when our finances become more significant we should have the accounts audited, for the current year we suggest that no audit is required. The motion was **proposed by Tim Sheppard, Seconded by Jane Dalrymple and passed on a show of hands.**

### **Proposal for a Change to Rule 30.1.2**

The meeting was advised that the amendment to the rule on quoracy for meetings had been withdrawn as proxy votes now counted towards attendance at meetings and the need for the change was therefore no longer needed. There were no questions.

### **Election of Board Members**

Jaak Ojari and Neil Roberts had been co-opted during the previous year and according to our rules were asking members to confirm their election to the board.

Peter Higgs, Katrina Lancaster and Tim Sheppard had stood down from the board in accordance with our rules and were seeking re-election.

**The chair proposed that they be elected en-bloc, seconded by Adrian Barker, and the proposal was approved by the meeting.**

Brian Gillham suggested that Karen Barker, who had initially put herself forward for election but had withdrawn, be offered co-option to the board. The chair agreed that this proposal would be considered by the board at the earliest opportunity.

### **District Rural Housing**

Isabel Cogings made a brief presentation on the Home Options scheme, which elicited a number of questions of clarification. It was made clear that Bradwell CLT will own the houses but will be using a housing association in conjunction with the Home Options scheme to determine and manage tenancies. It became clear that potential occupiers of the houses need to be reminded of the need to make sure they are registered on the scheme and it was agreed to advertise how to do this in the Bradwell newsletter in the near future.

There being no further business the meeting was closed at 8:20pm.