

# Seend Community Land and Asset Trust CIC

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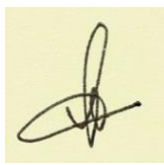
## **NMINUTES OF THE ANNUAL GENERAL MEETING**

Held at 7:30 pm on Tuesday 10<sup>th</sup> October 2023 in the Irene Usher Memorial Pavilion,  
Rusty Lane, Seend SN12 6NS

**Present:** S Vaux, Chair & Director, J Williams, Director, B Hubert, Director, T James, Chair Seend Parish Council, B Johnstone, Seend Parish Council, 22 CLT subscribers

1. **Apologies for absence.** A Booth, Director has apologised for her absence and notified the Board that she wished to retire as of 10<sup>th</sup> October 2023. There were 18 further apologies for absence and 4 proxy votes allocated to the Chair.
2. **Board declarations of interest.** There were no declarations of interest from J Williams and B Hubert. S Vaux declared a land ownership interest at Bollands Hill.
3. **Minutes of the Annual General Meeting Held on 27<sup>th</sup> October 2022 and matters arising.** The minutes had been pre-circulated to subscribers by email and printed copies were made available at the meeting. There were no matters arising which were not covered by the meeting proceedings.
4. **Chair's Annual Report on business conducted.** The Chair provided a presentation on the business conducted since the last AGM. A detailed written report was also provided:
  - a **Review of the Hook Hollow affordable homes** project and an explanation of the delay in grid connection and also 30 mph speed limit changes.
  - b **Exploration of a community forest** on 19.72 acres of land at Bollands Hill. The Chair explained why the land had increased significance for the community of Seend and why there had been unsuccessful attempts at obtaining National Lottery and Trees for Climate funding. The application for listing the land as an asset of community value had been declined by Wiltshire Council, though the land remained an attractive asset for projects and aspirations under the Seend Neighbourhood Plan.
  - c Work with Wiltshire Community Land Trust, Community First and Wiltshire Council to update the Rural Housing Needs Survey methodology which had grown to be ineffective in assessing universal housing need at local scales.
5. **Annual Financial Report and Annual Accounts.** The annual accounts to 30<sup>th</sup> June 2023 had been pre-circulated by email to subscribers. Printed copies were made available at the meeting. The Chair explained, using the projected presentation of the accounts, the very minimal expenditure since the last AGM, mainly associated with office costs, filings and accountancy.

6. **Resolutions.** The Board had no resolutions to put before the meeting and none had been submitted by subscribers.
7. **Election of Board Members.** The Chair said he, J Williams and B Hubert were content to continue in role for another year if that was acceptable. A Booth's retirement left a Board vacancy which was now open to applications.
8. **CLT future options.** The Chair explained how CLT future options were influenced and constrained by the adoption of the Wiltshire Local Plan 2020 – 2038 (WLP). The plan was in its public consultation pre-submission phase. Seend Parish Council is aware of the 23-home allocation for Seend village within the proposed plan. The Seend Neighbourhood Plan (SNP) would be affected by the WLP; SNP policies would need to be updated if the strength and protective usefulness of the SNP was to be maintained.
9. **Housing solutions for older people.** The Board felt there was still an unfulfilled older person's housing need in the Parish. This could be met through a passive energy standard inter-generational co-housing project which might also meet some self-build and market housing need. This possible project would be influenced by the twin rural housing exception site (RUREX) policies now proposed in the new WLP. However, the RUREX policies might not survive through to the adopted plan and without an updated means of assessing rural housing need at the micro-scale no progress would be possible.
10. **Community energy project.** Chair explained there had been contact from the Wiltshire Council Climate Change Officer with regard to a community energy pilot project that South West Net Zero Forum were seeking to place in a suitable community. The Chair said he felt the CLT needed interested people to take this forward. The obvious community benefit was decarbonising the heat systems in our community buildings. The members present felt this should be investigated to establish what was feasible for our community.
11. The meeting closed at 8:30 pm.



Steven Vaux,  
Chair  
Date: 10<sup>th</sup> October 2023