

Seend Community Land and Asset Trust CIC

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NMINUTES OF THE ANNUAL GENERAL MEETING

Held at 7:30 pm on Tuesday 3rd October 2024 in the Irene Usher Memorial Pavilion,
Rusty Lane, Seend SN12 6NS

Present: S Vaux, Chair & Director, J Williams, Director, D Savage, Seend Parish Council, Dr Brian Matthew MP and assistant Jacob, 24 CLT subscribers

1. **Apologies for absence.** Dr Nigel Knott, R Knott, M Wood, N Yockney, S McCulloch, B McCulloch. 13 subscribers had registered attendance using the online system with 3 subscribers allocating proxy votes to the Chairman.
2. **Board declarations of interest.** There were no declarations of interest from J Williams. S Vaux declared a continuing jointly held land ownership interest at Bollands Hill and his temporary employment as a Rural Housing Enabler (RHE) funded by ACRE until March 2025 and managed through Wiltshire Community First. The Chair was asked to explain his role as RHE, which is to, calling on the experience gained with the Seend Cleeve project, provide help, advice and signposting to rural communities wishing to engage in affordable rural home development.
3. **Minutes of the Annual General Meeting Held on 27th 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 Chair was asked to provide further information:
 - a **Item 4b Community Forest:-** The Chair briefly outlined the 3 main efforts taken to achieve some progress on community project aspirations expressed in the Seend Neighbourhood Plan 2020-2026. Initially led by Avon Needs Trees (ANT), the proposal to acquire 19.72 acres at Bollands Hill was shelved by ANT because of the discovery of significant archaeology. The CLT board then made an approach to the National Lottery Heritage Fund to engage with the project. The National Lottery Project Manager visited but subsequently declined to engage following consultation with superiors, stating the Seend community was too small to organise and engage with the inclusivity and diversity requirements demanded by National Lottery. The later attempt at funding the project through the UK Government Trees for Climate Fund (TfCF) was successful in engaging with available funding but the land had been sold at a higher price than TfCF was able to pay.
 - b **Paragraph 9, Housing Solutions for Older People:-** The Chair said there was still unmeasured housing need in the Parish which had not been met through the Seend Cleeve Project. There was a possibility that some in the Seend community might be interested in a more a sustainable form of community living offered by the cohousing model, particularly if the model offered and inter-generational community modelled on the Earthsong community is New Zealand.

The required starting point of any future homebuilding project would be a community housing needs survey. Seend Parish Council intended to commence an update to the Seend Neighbourhood Plan in the very near future and had requested a rural housing needs survey (RHNS) as a first step. The RHE network is engaged in obtaining a direction for the survey from Wiltshire Council Spatial Planning (WCSP). WCSP had already indicated they were not in a resourced position to recommence the 5-year rolling RHNS system at least until the next FY. The RHE network hoped to report back on this following their steering Group meeting on 23rd October 2024.

- c **Paragraph 10, Community Energy Project:-** South West Net Zero had contacted community organisations offering a sustainable energy project appraisal process financed from UK Government funding. Ben Hubert had elected to take the lead in raising community interest. By January 2024 Ben had not received sufficient community interest and he could find no more time to devote to the project. The Chair said the Seend Lye Field charity had obtained an energy survey through Business Fit For Net Zero funded through Wiltshire Council. The Lye Field was seeking grant funding to implement energy saving and local energy generation changes to the Pavilion building.

4. **Chair's Annual Report on business conducted.** The Chair provided a verbal report on the business conducted since the last AGM, including:

- a **Review of the Hook Hollow affordable homes** and the impact of project delays caused by the slow progress with grid connection and unexpected costs impacting the overall affordability of the shared ownership element of the project.
- b **Possible Future projects** including Seend Neighbourhood Plans aspirations for increasing community woodland.
- c **An invitation to CLT members** to engage at Board level with the new ideas and the ongoing work of the CLT. The Chair felt diverse representation across CLT management is particularly important.
- d **The Chair thanked** fellow Board members and the CLT membership for their past and continuing support.

The Chair asked members present to accept the 2024 annual accounts as presented. Acceptance was unanimous.

5. **Annual Financial Report and Annual Accounts.** The annual accounts to 30th June 2024 were presented via a projector image for discussion. Printed copies were made available at the meeting. The Chair explained the very minimal expenditure since the last AGM, mainly associated with office costs, filings, web site and email provision and National CLT Network membership and insurance costs, all totalling less than £500 for the year to June 2024. The CLT had operated at a loss up to the end of June 2024. From July 2024 the peppercorn income from White Horse Housing Association, of approximately £2,000 per annum, would provide a surplus.

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. The membership present unanimously supported the continuing appointment of all three board members.
8. The meeting closed at 9:00 pm.

A handwritten signature in black ink on a light yellow background. The signature is stylized and appears to be 'S. Vaux'.

Steven Vaux,
Chair

Date: 4th October 2024