



Nadder Community Land Trust Ltd

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

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

NOTICE OF BOARD MEETING

To be held on Monday 10th July, 2023 commencing at 6am via the online Zoom platform

<https://us02web.zoom.us/j/5926922845?pwd=dUtUSIF6N1huMEN0eEMvODd3bkVHUT09>

Agenda and Items of Business

Preliminaries

1. Agreement to meet on less than seven days' written notice (requires agreement of 75% of board members in accordance with Rule D27.
2. Registration of board members present.
3. Confirmation of quorum (minimum three) in accordance with Rule D15.
4. Declaration of any Conflicts of Interest on matters set out in the Agenda in accordance with Conflict of Interest Policy paragraph 3.5.
5. To approve and publish the Minutes of the meeting of the Board held on 25th May, 2023 (draft version) previously circulated.

Annual General Meeting held on 19th June, 2023

6. To approve and publish the Minutes of the Annual General Meeting of Nadder Community Land Trust held on 19th June, 2023 (draft version) circulated with this agenda.

Trustees' Report and Financial Statements - 2022

7. To resolve that the Trustees' Report and Financial Statements for the year-ending 31st December 2022 as presented at the Annual General Meeting held on 19th June 2023 and distributed with this agenda are published and submitted to the Financial Conduct Authority in accordance with Rules D1.3 and C18.1.

Nadder Community Land Trust 200 Club

8. To approve the formation of the "Nadder Community Land Trust 200 Club" ("the Club"), in accordance with the Constitution and Rules circulated with this agenda, subject to:
 - a. appointment by the Board of the Club's Governing Committee;
 - b. approval by the Board of the Club's Privacy Notice; and
 - c. review by the Board of the Club's registration with Wiltshire Council as a Small Society Lottery under the terms of the Gambling Act, 2005.

Former Sports Centre Site – Stone Circle Development Company

9. To consider any requirement to modify the following board resolution made on 7th March 2022:

Following a proposal from Gerry Murray, seconded by Lone Lacey, it was RESOLVED unanimously to re-appoint Paul Mansbridge to act with delegated authority on behalf of the Board in all communications with Stone Circle Development Company ("SCDC") on the following matters relating to the potential redevelopment of the former Sports Centre Site as set out above, in accordance with Rule D30 until agreed otherwise:

- i. Appointment by SCDC of technical consultants, architects and contractors; and*
- ii. Preparation of the following for approval by the Board:*
 - 1. Heads of Terms or equivalent;*
 - 2. Construction Contract*
 - 3. Terms of Appointment of the Management Company (to whom responsibility for shared services and common parts would be transferred); and*
 - 4. Documents giving effect the transfer of title..*

Former Sports Centre Site – Partnership with Registered Provider

10. To consider any requirement to modify the following board resolution made on 7th March 2022

Following a proposal from Clyde Whittaker, seconded by Lone Lacey, it was RESOLVED unanimously to re-appoint Gerry Murray to act with delegated authority on behalf of the Board in all communications with White Horse Housing Association ("WHHA") on the following matters relating to the

potential redevelopment of the former Sports Centre Site as set out above, in accordance with Rule D30 until agreed otherwise:

Preparation of the following for approval by the Board:

1. *Preparation of the following for approval by the Board
Heads of Terms;*
2. *Allocations Plan*
3. *Lease Documents*

:

New Members

11. To admit as members of Nadder Community Land Trust Ltd. those supporters listed in Table 1 to Appendix 1 of this Agenda.

Chair and Vice Chair of Nadder Community Land Trust Ltd.

12. To accept the resignation of Gerry Murray as Chair of Nadder Community Land Trust, as announced at the Annual General Meeting held on 19th June, 2023 and to elect a new Chair to take office at the conclusion of the meeting in accordance with Rule E1.
13. If appropriate, to elect a Vice Chair of Nadder Community Land Trust to take office at the conclusion of the meeting in accordance with Rule E1.

Any Other Business

14. Any other business.

Clyde Whittaker
Secretary

APPENDIX 1

TABLE 1

Register No.	Member Name	£1 Member Share Registered
291	Chris Walford	30-May-23
292	Keith Hooper	06-Aug-22
293	Jane Thompson	06-Aug-22
294	Anne Folliss	06-Aug-22
295	Peter Smart	06-Aug-22
296	Steve Whittingham	06-Aug-22
297	Ann-Marie Dean	06-Aug-22
298	Mel Abbott	06-Aug-22
299	John Lacey	06-Aug-22
300	James Hargett	06-Aug-22
301	Tony Fordham	06-Aug-22
302	Jenny Malone-Lee	06-Aug-22
303	Paul Charlton	06-Aug-22
304	Crispian Carter	06-Aug-22