



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 28<sup>th</sup> September, 2020 at 7pm via the online Zoom  
platform<sup>1</sup>

**1. Members Present**

- The meeting was attended by the following 31 members.

Name	Membership No.	Attending
Claire Barnham	86	By proxy
Clyde Whittaker	11	Online
Dale Strachan	66	By proxy
David Lacey	42	By proxy
Dom McLoughlin	137	By proxy
Elizabeth Coyle-Camp	4	By proxy
Elizabeth Forbes	76	By proxy
Gerry Murray	13	Online
Gordon Sorensen	236	By proxy
Ines Lopez-Doriga	33	By proxy
Ione Lacey	72	By proxy
Janet Fenton	123	By proxy
Jinkinson Roger	284	By proxy
Joe Selby	276	By proxy
Judith Archer	31	By proxy
Katie Austreng	116	By proxy
Kevin Peters	69	By proxy
Liz Weaver	44	By proxy
Maxine Mansbridge	114	By proxy
Paul Mansbridge	18	Online
Peter Lacey	15	By proxy
Rebecca Murray	63	By proxy

Rod Farrell	239	By proxy
Roger Walker	285	Online
Rosalind Russell	102	By proxy
Sue Drake	244	By proxy
Susan Reed	173	Online
Trish Strachan	73	By proxy
Trudy Austreng	10	By proxy
Valerie Millichamp	108	By proxy
Vicky Millichamp	201	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 21<sup>st</sup> October 2019

- Gerry noted that the minutes of the previous Annual General Meeting held on 21st October 2019 had been published on NCLT's website. Following a proposal from Clyde Whittaker, seconded by Paul Mansbridge, the minutes were unanimously APPROVED. No matters arising were raised.

## 3. Annual Report and 2019 Accounts

- On behalf of the Board, Gerry Murray presented the Annual Report, NCLT's audited accounts for its first financial year between 1st April 2019 (the date of incorporation) to 31st December 2019 and the report of the Auditors on the accounts, noting that these documents had been published on NCLT's website. Income in the period ending 31st December 2019 had been £9,746 from donations and two grants from Wiltshire County Council and the National CLT Network respectively. Expenditure of £5.046 had been directed at the cost of incorporation, including legal fees, website/printing and community engagement activities, which had enabled NCLT to achieve a membership of 261 by year-end.
- Gerry then updated members on work in 2020 to date. The Covid emergency had led to a difficult environment for much of the year, and the government's planned changes to the planning system, with its emphasis on national policy-making, may potentially frustrate local communities wishing to progress their own vision for the shape of

development based on their local circumstances and to progress community-led projects in their areas. More optimistically, government funding for affordable housing projects appeared likely to continue and a genuine opportunity had emerged which might enable provision of affordable homes in Tisbury through a community-led development, supported by Wiltshire Council and Tisbury Parish Council. The Board and Steering Group will continue to work on this over the coming months with the aim of bringing forward a proposal for wider community engagement.

- Following a proposal from Gerry Murray, seconded by Ione Lacey it was RESOLVED unanimously to receive the Annual Report, Annual Accounts and Auditors Report in accordance with Rule C18.
- Gerry thanked all those volunteers who had supported NCLT's work during its first year, in particular Tony Deane, NCLT's first Chair and those who had served on the Board and Steering Group.

#### **4. 2020 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 2020 as shown on the agenda paper. This permits Nadder Community Land Trust's records of account to be examined at less cost by an independent examiner for the year-ending December 2020 in view of the limited number of transactions which have taken place. At Gerry's recommendation the proposed resolution was put to a ballot, and was passed with 31 votes in favour, nil against and no abstentions.

#### **5. Close**

- There being no other business, the meeting closed at 7.40pm.

Clyde Whittaker, Secretary



## Notes to the minutes

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<sup>1</sup> In response to the Coronavirus emergency, the meeting was held in accordance with the Covid-19 emergency provisions implemented through Schedule 14 of the Corporate Insolvency and Governance Act 2020, which permit Co-operative & Community Benefit Societies (among others) to make exceptions to their rules:

1. to defer their Annual General Meetings for 2020 no later than 30th September 2020 where these would normally have taken place at an earlier date
2. to hold their Annual General Meetings electronically, provided a means of proxy voting is provided.

Board Approval - 15.03.21