



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 10th May 2021 at 7pm via the online Zoom platform

1. Members Present

- The meeting was attended by the following 31 members.

Name	Membership No.	Attending
Gerry Murray	13	Online
Clyde Whittaker	11	Online
Elizabeth Forbes	76	Online
Judith Archer	31	Online
Roger Walker	285	Online
Martin Thomas	55	Online
Peter Shallcross	32	Online
Alan Maryon-Davis	112	Online
Kevin Peters	69	By proxy
Liz Weaver	44	By proxy
Sue Drake	244	By proxy
Rebecca Murray	63	By proxy
Maxine Mansbridge	114	By proxy
David Lacey	42	By proxy
Elizabeth Forbes	76	By proxy
Susan Reed	173	By proxy
Joe Selby	276	By proxy
Trudy Austreng	10	By proxy
Elizabeth Coyle-Camp	4	By proxy
Katie Austreng	116	By proxy
Claire Barnham	86	By proxy
Vicki Millichamp	201	By proxy
Amy Burnett	75	By proxy

Tom Burnett	9	By proxy
Monica Carlile	95	By proxy
Peter Shallcross	32	By proxy
Paul Mansbridge	18	By proxy
Carl Henderson	160	By proxy
Nick Errington	286	By proxy
Nick Ryan	61	By proxy
Emma Heard	62	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 28th September, 2020

- Clyde Whittaker (Secretary) noted that the minutes of the previous Annual General Meeting held on 28th September 2020 had been published on NCLT's website and an online link was provided for those attending the meeting. Following a proposal from Elizabeth Forbes, seconded by Clyde Whittaker, the minutes were unanimously APPROVED. No matters arising were raised.

3. Annual Trustees Report and 2020 Accounts

- On behalf of the Board, Gerry Murray presented the Annual Report and NCLT's accounts for its financial year ending 31st December 2020, noting that the accounts were unaudited in view of their small transaction value and in accordance with the Resolution to dispense with an audit in these circumstances agreed at the Annual General Meeting held on 28th September 2020. Clyde Whittaker noted that the Trustees Report and Accounts had also been published on NCLT's website and a link to them was provided for those attending.
- Following a proposal from Gerry Murray, seconded by Clyde Whittaker it was RESOLVED unanimously to receive the Trustees Report and Accounts in accordance with Rule C18.

4. 2021 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 2021 as shown on the agenda paper. This permits NCLT's board to dispense with a statutory audit of its accounts (avoiding considerable cost to the CLT) in the event that income and expenditure for the year-ending 31st December 2021 is very small, as in 2020. In the event that NCLT is able to make a material commitment to community-led development of the Old Sports Centre or an alternative site, then the board's expectation is that more significant accounting entries will take place, in which case an audit will be commissioned as in 2019.
- Following a proposal from Peter Shallcross, seconded by Elizabeth Forbes, the proposed resolution was put to a ballot, and was passed with 29 votes in favour, nil against and no abstentions.

5. Close

- There being no other business, the meeting closed at 7.30pm.
- The formal part of the meeting was followed by a presentation by Gerry Murray on the work of the Nadder CLT during 2020 and to the present date. Gerry expanded on the summary provided in the Trustees Report and Accounts, covering the following key points:
 - The Covid pandemic had made 2020 a challenging year, but 2021 promised a renewal of activity in which NCLT could benefit from new national funding opportunities and new leadership on Wiltshire Council.
 - NCLT received no income in 2020 and had incurred expenditure of £2,053 (mainly on website subscriptions and accountancy fees) leaving net assets of £3,268 at year-end.
 - Planning law changes had reduced the force of Neighbourhood Plans and proposed changes involved new threats, even to AONB's, making it even more vital that the CLT continued to champion the community-led development of affordable housing as an alternative to predatory commercial development.

- After an arduous process of negotiation, the CLT had persuaded Wiltshire Council (owners of the Old Sports Centre) to increase the ratio of affordable homes planned for the site to 50% and to consider delivering them through a community-led development under which they would be retained for Tisbury's community in perpetuity. This remains the board's main focus.
- Finally, Gerry stressed that the CLT's work depends on its volunteers and appealed for anyone who could offer to support its work, particularly those with relevant professional experience in architecture, surveying, project management and finance, to consider putting themselves forward and joining the board.
- Following the presentation, Gerry answered questions on a range of issues including future audit arrangements, the reasons why Nadder CLT had not expressed an interest in acquiring the land forming the Station Works, the number of homes proposed for the Old Sports Centre site, the possibility of integrating local community-led housing and renewable energy projects, and opportunities to work with other community organisations, including Tisbury CBS.

Clyde Whittaker, Secretary