



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 19th June, 2023 at 7pm at Tisbury Parish Office, The
Reading Room, Tisbury, SP3 6LD.

1. Members Present

- The meeting was attended by the following 33 members.

Name	Membership No.	
Sarah Cowell	288	
Jerry Mason	287	
Roger Jinkinson	284	
Michael Whitaker	277	
Johnny Longley	211	
Jacqueline Longley	210	
Alan Maryon-Davis	112	
Ione Lacey	72	Online
David Lacey	42	
Ines Lopes Doriga	33	
Margaret Paul	29	
Paul Mansbridge	18	
Peter Lacey	14	
Gerry Murray	13	
Clyde Whittaker	11	

Nick Errington	286	By proxy
Roger Walker	285	By proxy
Joe Selby	276	By proxy
Sue Drake	244	By proxy
Maxine Mansbridge	114	By proxy
Rosalind Russell	102	By proxy
Monica Carlisle	95	By proxy
Clare Barham	86	By proxy
Gustavo Montes de Orca	84	By proxy
Ione Lacey	72	By proxy
Kevin Peters	69	By proxy
Rebecca Murray	63	By proxy
Emma Heard	62	By proxy
Sandra Harry	46	By proxy
Liz Weaver	44	By proxy
James Meldau	41	By proxy
Judith Hassey	34	By proxy
Trudy Austreng	10	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 33 Members attending in person or by proxy.

2. Minutes of Annual General Meeting held on 90th May, 2022

- Gerry noted that the minutes of the previous Annual General Meeting held on 9th May, 2022 had been published on NCLT's website and paper copies were available to those attending the meeting. Following a proposal from Jerry Mason, seconded by Alan Maryon-Davis, the minutes were unanimously APPROVED. No matters arising were raised.

3. Annual Trustees Report and 2022 Accounts

- On behalf of the Board, Gerry Murray presented the Annual Report and NCLT's accounts for its financial year ending 31st December 2022, noting that the accounts were unaudited in view of NCLT's limited income and assets, in accordance with the Resolution to dispense with an audit in these circumstances agreed at the Annual General Meeting held on 9th May, 2022. Gerry noted that the Trustees Report and Accounts had also been published on NCLT's website.

- Following a proposal from David Lacey, seconded by Jerry Mason it was RESOLVED unanimously to receive the Trustees Report and Accounts in accordance with Rule C18.

4. 2023 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 2023 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 assets for the year-ending 31st December 2023 remain small, as in 2022.
- Following a proposal from Jerry Mason, seconded by Paul Mansbridge, the following resolution was agreed unanimously on a show of hands and was declared carried by the Chair:

that in accordance with Section 84 of the Co-operative and Community Benefit Societies Act 2014 as amended ("the Act"), it is resolved to disapply Section 83 of the Act in respect of the year of account ending 31st December 2023.

5. Board Members

- Gerry Murray confirmed that the following members of NCLT had offered themselves for election to the Board (Rule D14.2) and as no other candidates had been put forward, confirmed their election for a term of 3-years (Rule D13.1):
 - Jerry Mason
 - Paul Mansbridge
 - Trudy Austreng
- Gerry introduced Jerry Mason and Paul Mansbridge to the meeting.
- Having served for three years as NCLT's Chair Gerry Murray noted his intention to stand down from this role at the next Board Meeting, but to continue serving as a Board Member thereafter

6. Close

- There being no other business, the meeting closed at 7.28pm.
- The formal part of the meeting was followed by a presentation by Gerry Murray and questions on the work of the Nadder CLT during 2022 and its future plans. Gerry expanded on the summary provided in the Trustees Report and Accounts, covering the following key points:
 - Significant progress had been made with Wiltshire Council on Tisbury Sports Centre site, resulting in the submission on 3rd February 2022 in of a full planning application which was approved by Wiltshire Council's South Area Planning Committee on 8th December, 2023.
 - The planning application had been genuinely community-led, with extensive community consultation on the design, and would deliver 13 homes with 50% affordable in perpetuity with an allocation policy favouring local people. Under the application, the six affordable homes would be identical in specification as their open market equivalents, would benefit from sustainable energy provision and existing trees on the site would be protected.
 - NCLT's expenditure during 2022 had been focused on the legal costs to support the planning application, including assistance from Middlemarch, a consultancy specialising in community-led development, which had been funded through a grant of £18,275 from the Department for Levelling –up, Housing and Communities, through the Community Housing Fund.
- Gerry introduced Paul Mansbridge, who has been leading NCLT's engagement with the developer of the Old Sports Centre site (Stone Circle Development Company Ltd., a wholly owned subsidiary of Wiltshire Council). Paul updated the meeting on recent progress, noting that SCDC had recently confirmed the project's viability and that legal the related agreements between Wiltshire Council, SCDC, White Horse Housing Association (the Registered Provider of the affordable homes) and NCLT had now commenced in earnest.
- Gerry introduced Jerry Mason, NCLT's Treasurer, who outlined plans to introduce a '200' club, to ensure that NCLT could cover its essential recurring costs (including the cost of it website and the production of its annual accounts) in future years. Gerry also noted the importance of

philanthropy, through donations of land and legacy giving. Development of a 'war chest' in this way would enable NCLT to intervene to ensure appropriate sites were secured for the benefit of Tisbury as they became available and were not lost to the local community.

- Following the presentation, Gerry and other Board Members answered questions on the future direction of NCLT and the potential to seek funding to support work on other projects of value to Tisbury's community. A general discussion then took place, in which the following topics were raised:

“Fabric-first” design

- Jerry Mason summarised progress on the current community-led development at Seend, in particular the use of 'Passivehaus' construction principles, involving triple glazing, mechanical heat recovery systems and higher levels of insulation enabling homes to be powered largely through solar PV energy without the need for heat pumps.
- It was noted that the Seend project had been made possible through a land donation, which had created the financial headroom to absorb the higher build costs of Passivehaus homes whilst ensuring they were affordable. Paul Mansbridge mentioned that NCLT's project at the former Sports Centre by contrast was “developer-led”, meaning that NCLT's objective to deliver the best possible design had to be balanced against Wiltshire Council's aim to deliver a significant public return from the land sale.
- A number of contributors, including Roger Jkinson, Peter Lacey and Alan Maryon-Davis, noted that Passivehaus construction led to substantially lower energy costs across the whole life of a building, enabling higher construction costs to be repaid by tenants through higher rentals (offset by lower energy costs) over a sustained period.
- In summing up, Gerry Murray indicated that NCLT would conduct further work to substantiate this model in conjunction with White Horse Housing Association (the Registered Provider of the affordable units). Whilst the planning application for the former Sports Centre site had indicated the use of heat pumps in

place of solar PV energy, there would be room for the developer to adjust the final specification in the light of new evidence.

Local Philanthropy

- Johnny Longley described recent community-led development in East Knoyle which had been made possible through gifts of land. Gerry Murray noted that local philanthropy through small land gifts would be the key to unlock community-led development in future years.

Apartments

- A question was raised about the provision of apartments at the former Sports Centre site. Gerry Murray noted that two of the six affordable units would be apartments, one a ground-floor apartment.
- It was noted that the balance between apartment and houses at the Old Sports Centre had been informed both by Wiltshire Council's Housing Needs Survey for Tisbury (2019) which found a small level of demand for apartments, and NCLT's own online surveys in 2021/22, which had likewise showed some demand, but greater interest in houses with some garden space as family homes..

Clyde Whittaker, Secretary