

Annual General Meeting – 25.01.18

Venue: Kennett Village School

Minutes

A total of 17 members attended including 6 Trustees. Although low, this level of attendance was sufficient within the rules of the Trust to form a quorum. The meeting agenda had been previously circulated to all members.

The meeting was opened at 1904 by the Chair of the Board of Trustees who welcomed the 17 members present. He stated that this was our first Annual General Meeting which followed 3 Special General Meetings during 2017 which had established and confirmed KCLT policy.

The KCLT Secretary reviewed the Objectives of the KCLT as follows:

KCLT is an independent and non-profit organization that works for the benefit of the local community (Kennett) in the areas of:

- Provision of affordable homes
- Encouraging local employment and services
- Promoting facilities, such as community buildings, play areas and renewable energy facilities
- Encouraging allotments, orchards, woodlands and nature reserves.

The Chair presented the Annual Report to the membership:

- **27 Feb 16.** This was the first meeting in the School about forming a CLT in Kennett. At this meeting the first indication of the proposal opposite the school was revealed and agreement that the formation of a CLT would have an influence on any future development. There was a unanimous vote from those who attended to form a Kennett CLT and 8 individuals volunteered to form the shadow CLT Board.
- **May 16.** As advised on the 27 Feb 16, the proposal for 500 houses on land opposite the school appeared in the ECDC 1st Draft Local Plan (Call for Sites Report). This included Landowner agreement to work with the CLT.
- **28 Sep 16.** A Special General Meeting of CLT was held in the School and shadow CLT Board was ratified and confirmed. The Board declared it would wait for the results of Community Planning weekend before taking a position on the proposal opposite the school.
- **4 Nov 16.** Kennett CLT recognized as a legal entity; a “Community Benefit Society”.
- **4 – 8 Nov 16.** Community Planning Weekend run by JTP and PGH. Feedback session tainted by lack of open forum Q&A. The CLT Board adopted a neutral position following this weekend.
- **23 Dec 16.** KCLT Board published article in Newmarket Journal declaring its neutrality on development proposal.
- **12 Jan 17.** A Special General Meeting of the CLT was held in the School to discuss a resolution which was passed 85:5. “: *To currently withhold the support of KCLT for the proposed development opposite the school until the following four issues are negotiated: The total number of houses, the relief road with traffic calming and the associated downgrading of the B1085, the future development of the remainder of the site post 2036 (i.e. the 56 HAs), infrastructure staging in principle.*”

- **19 Jan 17.** The proposal for 500 houses on 40 Ha of land opposite the school appeared in the further draft of Local Plan. The Development envelope was drawn around 40 Ha **excluding** the original 56 Ha in the initial draft. The CLT Board subsequently commented in Feb 17 but declared neutrality.
- **Mar 17.** The Additional Sites Report includes 4 more sites in Kennett which did not find their way into the Final draft of the Local Plan.
- Five Board updates to the membership throughout spring & summer 2017 (26 Mar, 10 May, 3 Jun, 25 Jun, 4 Jul)
- **4 Oct 17.** Notification of AGM and proposed resolution for the membership
- **19 Oct 17.** Suspension of the vote
- **9 Nov 17.** Special General Meeting to update membership on proposals, the voting irregularities and the postal vote procedure
- **23 Nov 17.** Announcement of the positive resolution result 75 – 33

The Treasurer presented the Financial Accounts. He advised that the Trust's bank account (Treasurers Account) with Santander was in the process of being opened. The current balance available is £3748.47 which is made up of membership fees and a grant from the National Council of Community Land Trusts.

The Secretary explained that the grant was awarded to fund expenses within defined parameters and could not be utilized to pay administration costs and subscriptions. There remained a need for revenue to cover these ongoing costs and, as rental revenue would not become available for some time, the Board was exploring potential sources of funds from donations and possible sponsorship.

The Treasurer advised that there was a legal requirement for the Trust, as a registered charity, to complete a return to The Financial Credit Authority. A section of the return calls for audited accounts to be included but it was possible to disapply this requirement as long as certain conditions applied. The Trust's financial status fell within the required parameters but a membership vote was required to disapply formal professional auditing for the financial period.

Alan Warwick proposed that this disapplication should be initiated. This was seconded by Tim Foddy and a vote for the proposal unanimously carried.

Hugo Runciman had been co-opted onto the Board of Trustees to fill the position of Treasurer earlier in the year. It was proposed by Geoff Greaves, seconded by Mary Greaves, that Hugo Runciman be elected to the Board of Trustees with full Trustee status. A vote for the proposal was unanimously carried.

There being no further business, the Chair thanked everyone for their attendance and input and formally closed the meeting at 1922.

Frank Danks

KCLT Secretary.

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