

Lavenham Community Land Trust

AGM held on Monday 6th December 2021 at Lavenham Village Hall,
Church Street, Lavenham Suffolk CO10 9QT

1. Apologies: Doreen Twitchett and Charles Posner

Present: Celia and Julian Baldwin, Clive and Susan Burton, Sue Fisher, Andrew Flatt, Yasmin Lambert, Bryan Panton, Alison Pooley, Barbara and Carroll Reeve and Josie and Tony Shepherd.

2. Approve the minutes of the Zoom AGM held on 13 October 2020:

Proposed Clive Burton, seconded Yasmin Lambert, with all members in agreement.

3. Chairman's report on the activities of the Society:

Carroll welcomed everyone to the AGM and started his report with the good news that one of the Trusts founding members Doreen Twitchett had been honoured in the Queen's New Year honours with a well deserved BEM for services to the local community. He went on to add that sadly another founding member, Rob Norman had decided to step down as a trustee. Carroll thanked Rob for all his tireless support and work in getting the CLT off the ground at the beginning. Also receiving thanks was Lavenham Parish Council for their generous £17,500 donation to help towards our goal to provide more affordable homes within the village. It was hoped to find another potential site to replicate the success of Peek Close and he confirmed discussions were already underway with housing associations including Hastoes. Our MP James Cartlidge had attended the official opening of Peek Close back in October and as part of his congratulations had added that "This is an inspiring project and an exemplar of what can be achieved by ambitious communities and through collaboration between all the key local stakeholders". James was a great supporter of the scheme and in November Peek Close had been recognised at the annual 'Inside Housing, Development Awards' and had received the Best Partnership Category award. Carroll continued to explain the on-going work with Babergh D C to acquire four houses on the new Indigo Fields development on the Melford Road but as with previous attempts on a different site the transaction had to be aborted due to officers being unable to complete the transaction. As a result we had subsequently been fully reimbursed of our costs. Membership of the LCLT had remained at about 50 members for the past couple of years and Carroll encouraged all those present to actively try to recruit new members as more members would improve our standing, particularly with grant funding. Two new trustees had recently joined the board. Julie Abbey Taylor, a housing professional for many years, who had also previously been the head of Strategic Housing at Babergh and had helped with Peek Close, also she was a trustee of the National CLT Network. Andrew Flatt, an accountant with many years experience. Carroll concluded his report

with his hope to organise, sometime in February, a couple of talks relating to housing. The first to cover building standards and the second land usage. He concluded his report by thanking his fellow trustees and minutes secretary and added he was happy to answer any questions, to which there were none.

4. Treasurer's report on the financial position of the Society and presentation of year and accounts to 31st March 2021 for approval:

Bryan covered the financial position shown on the circulated statement and confirmed the refund of £7982.00 from Babergh as well as the Peek Close ground rent credits from Hastoe. All of which resulted in a balance of £56,352.70, however Carroll added that, going forward, costs may be incurred with a potential land purchase, a couple of which were in the pipeline and if successful these would not be recoverable and so some of that balance might be at risk. Further discussions covered the difficulties and understanding within Babergh of the overall benefits and opportunities for them in collaborating with the CLT.

Susan Burton proposed and Barbara Reeve seconded the approval of the 31st March 2021 accounts for approval, with all members in agreement.

5. Confirmation for the re-appointment of the auditors; Janet Groom and Andrew Cracknell for a further term:

Proposed Clive Burton, seconded Susan Burton, with all members in agreement.

6. Approval for the election of two new trustees since the previous AGM:

Julie Abbey-Taylor - Proposed Yasmin Lambert, seconded Alison Pooley and Andrew Flatt - Proposed Sue Fisher, seconded Celia Baldwin.

7. Any other business:

Carroll continued to outline the CLT relationship with Babergh and the various staff involved in previous projects and his decision to contact directly, John Ward, the leader of the council. Alison said, as chair of the Brent Eleigh Almshouses trustees, she sadly now had two recent vacancies available and asked if anyone knew of anyone, with a local connection, who might benefit from living in a one bedroom almshouse property at social rent.