AshwellCLT
Hertfordshire

Ashwell Community Land Trust
Office at Bear Farm
6a Back Street SG7 5PE
☎(01462 743706)
✉ ashwellclt@ashwell.gov.uk

Annual General Meeting of the Ashwell Community Land Trust Ltd

- **Date/Time/Venue: 24 March 2026, 7pm at the Parish Room, Swan Street, Ashwell.**
- **To: Graham Lee (Director and Parish Council Chairman), Norton Mahy (Director and Parish Council Vice-chairman), George Tait (Director and Parishioner representative) and Members.**

AGENDA

1 **Apologies for absence.**

2 **Welcome and introduction by the Chair and other Directors.**

3 **To note and approve as a true record the minutes of the previous meeting held on 25 March 2025** *See attached.* To note that the meeting scheduled for Tuesday 23 September 2025 was cancelled.

4 **To note the Rules of the Ashwell CLT Ltd and agree actions required.** *See information on the Parish Council and FCA websites.* https://www.ashwell.gov.uk/village-charities-and-trusts-/clt---community-land-trust/

https://mutuals.fca.org.uk/Search/Society/31303

To include:

4.1 Rotation of Directors (rule 18.1: one third to retire at each AGM). To receive a proposal for the retirement of George Tait as a Director and to receive a proposal that he be re-elected.

4.2 Finance matters.

4.2.1 Annual statement and accounts for 2024-25 (rules 8.4 and 35). To note the requirement for submission of approved annual accounts to the FCA within 7 months of the end of the registered financial year, ie from 31st October, and to receive a proposal for the approval of the annual accounts for 2024-25. *See attached.*

4.2.2 Audit (rule 35.6). To agree whether to have an audit carried out by a registered auditor or to have unaudited accounts.

4.2.3 To note all costs to date (room hire and annual membership of the CLT Network) are funded by the Parish Council from their Section 137 'community support' budget. *See Parish Council meeting March 2025, minute 31.4* https://www.ashwell.gov.uk/downloads/agendas_and_minutes/minutes/2025/march/draft_minutes_apc_5th_march_2025.pdf.

4.2.4 To note the current company status, until 2028, as 'dormant' and thus no HMRC return required.

Ashwell CLT Ltd is registered with the Financial Conduct Authority (registration no. 8954) under the Co-operative and Community Benefit Societies Act 2014 as a Community Benefit Society.
Directors: Graham Lee (Chair of Ashwell Parish Council and appointed as such under the Rules), Norton Mahy (Vice-chair of Ashwell Parish Council and appointed as such under the Rules), George Tait.
Secretary: Jane Porter.

5 **To note the number of current Members (as at 04 March 2026), accept any additional requests, and consider the next steps for the recruitment of further members/issue of shares and agree any actions.**

6 **To receive oral reports on any actions from the previous meeting (25 March 2025), and subsequently, and agree any further actions.**

To include:

6.1 (minute 25 March 2025, 8.2) Site of the previous day nursery at West End (parishioner's proposal for future use as a community business hub/workspace).

6.2 (minute 25 March 2025, 8.3) Zero Carbon Ashwell (potential schemes for delivering reduction in carbon). *See Parish Council minutes for updates from this Parish Council working group (eg February Council, 128.3).* https://www.ashwell.gov.uk/downloads/agendas_and_minutes/minutes/2026/draft_minutes_apc_meeting_4th_february_2026.pdf

6.3 (minute 25 March 2025, 8.5) Empty residential properties (request for information).

6.4 To note the planning application for a development on the field known as Hunts Ridge off The Ruddery/Ashwell Street; erection of 14 dwellings to include affordable housing and public open space and agree any actions. *See North Herts Council application ref. 24/01444/FP*

https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?keyVal=SFYBLWLKHRC00&activeTab=summary

and information on the developer's website, Manor Oak Homes

https://www.manoroakhomes.co.uk/project/ash-047/

6.5 Village shop. To note the recent concerns raised by parishioners re the viability of the business and agree any actions.

7 **To receive any other matters of report.**

8 **To agree a date for the next meeting.**

Jane Porter, Secretary to the Trust. 04 March 2026

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