

Minutes of the AGM of the Ashwell Community Land Trust Ltd

held on Tuesday 07 April 2026, 7pm at the Parish Room.

Present: Graham Lee (Director and Parish Council Chair), Norton Mahy (Director and Parish Council Vice-chair), George Tait (Director and Parishioner representative). Jane Porter (Secretary to the Trust). Four Members were also present.

- 1 **Apologies for absence.** Received from eight Members.
- 2 **Welcome and introduction by the Chair and other Directors.** The Chair thanked all for attending.
- 3 **To note and approve as a true record the [minutes of the previous meeting held on 25 March 2025](#)**
These were agreed as a true record. It was noted that the meeting scheduled for Tuesday 23 September 2025 had been cancelled.
- 4 **To note the Rules of the Ashwell CLT Ltd and agree actions required.**

<https://www.ashwell.gov.uk/village-charities-and-trusts-/clt---community-land-trust/>
<https://mutuals.fca.org.uk/Search/Society/31303>

- 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. A proposal was made, seconded and agreed.
- 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. A proposal was made, seconded and agreed.
 - 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. A proposal was made, seconded and agreed 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 April 2026, minute 167.5](#)

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.

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

5 To note the number of current Members and consider the next steps for the recruitment of further members/issue of shares and agree any actions. It was noted that there were 20 members. It was agreed that no particular effort would be made to recruit new members until a specific project was progressed.

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

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). It was reported that the arrangement between the local business group and the Bushel & Strike for the use of their premises to gauge interest for such a facility had now ceased. It was understood that this had been popular. It was agreed that an update be sought from the landowner of the West End premises. **ACTION: GT**

6.2 (minute 25 March 2025, 8.3) Zero Carbon Ashwell (potential schemes for delivering reduction in carbon). It was reported that a working group of the Parish Council was submitting regular reports to the Parish Council ([eg April Council, 158.3](#)). The consultant's first stage final draft report was being considered by the group re the scope for a small scale village project; if progressed a second stage report would include an assessment of financial viability. It was reported that other local villages had progressed schemes, eg Gamlingay and around Saffron Walden.

6.3 (minute 25 March 2025, 8.5) Empty residential properties (request for information). It was reported that the landowner of two empty properties in the High Street had been approached but it was understood that they were not interested in selling.

6.4 Planning application for a development on the field known as Hunts Ridge off The Ruddy/Ashwell Street; erection of 14 dwellings to include affordable housing and public open space. [See North Herts Council application ref. 24/01444/FP](#) It was reported that planning permission had now been granted. It was agreed that information be sought re the social housing element and any potential role of the CLT. **ACTION: GL**

6.5 Village shop. The recent concerns raised by parishioners re the viability of the business were noted. It was reported that information on the ownership history was on the [Museum website](#). It was agreed that information be sought, including the terms of the current lease, from the persons believed to be the property owners. **ACTION: GL**

6.6 ID Products site at West End. It was reported that the site was likely to be sold for housing development following the death of the occupier. The view was expressed that smaller units, ie consistent with the Neighbourhood Plan, would be preferable. It was agreed that enquiries be made to obtain further information. **ACTION: GL**

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.

6.7 Merchant Taylors' site/old school netball courts off Rollys Lane. It was reported that the Merchant Taylors' Company, as trustees of the [Henry Colbron Trust](#), had proposed selling the site for housing development. It was agreed that enquiries be made to obtain further information.

ACTION: GL

7 To agree a date for the next meeting. Tuesday 30 March 2027, 7pm.
8.15pm

Meeting closed

DRAFT

*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.*