



Ashwell Community Land Trust
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Minutes of the AGM of the Ashwell Community Land Trust Ltd

held on Tuesday 25 March 2025, 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). Three Members were also present (Jill Powell, Andrew Ingham, Cliff Jenkinson).

- 1 **Apologies for absence.** Received from three Members (Clive Godfrey, Vanessa Jenkinson, Will Fletcher).
- 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 10 September 2024.** These were agreed as a true record.
- 4 **To note the Rules of the Ashwell CLT Ltd and other information on the website.** Noted.
<https://www.ashwell.gov.uk/village-charities-and-trusts-/clt---community-land-trust/>
- 5 **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 that he be re-elected.** A proposal was received, seconded and approved.
- 6 **Finance and Audit (rule 35).**
 - 6.1 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, was noted.
 - 6.2 A proposal for the approval of the annual accounts for 2023-24 was received, seconded and approved.
 - 6.3 It was considered whether to have an audit carried out by a registered auditor or to have unaudited accounts (rule 35.6). A proposal was received, seconded and approved that the accounts be unaudited.
 - 6.4 It was noted that the communications with HMRC re payment of Corporation Tax were now resolved with nil payment due. Following many exchanges with HMRC and the FCA, and input from the CLT Network, the penalties imposed by HMRC had been withdrawn. To avoid any further issues the CLT had been categorised as a dormant company until 2028.
- 7 **To note the current Members (as at 01 March 2025), accept any additional requests, and consider the next steps for the recruitment of further members/issue of shares and agree any actions.** It was noted that there were currently 19 Members; this included the three Directors.

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 (Clerk to Ashwell Parish Council).

8 To receive oral reports on any actions from the meeting of 10 September 2024 and subsequently.

- 8.1 (10Sept2024, 6.3) Community assets. A list of sites that could potentially be put forward to NHC for registration had been compiled and circulated to Members.
- 8.2 (10Sept2024, 6.4.2) Site of the previous day nursery at West End (parishioner's proposal for future use as a community business hub/workspace).

GL reported that he had just received information on the survey conducted by the proposer and another parishioner to determine the viability of the project. 223 people had completed their survey; 65% had expressed a potential interest in access to a local workspace. Information had also been forthcoming that a trial was to take place offering work space in the rear part of the Bushel & Strike on two days per week when the restaurant area was not open. This would provide some indication of demand. It was noted that potential income was based on various assumptions; also that the costs of bringing the old nursery site up to an acceptable standard were currently unknown.

It was agreed that, (i) the matter to be discussed again once the results of the Bushel & Strike trial were known, (ii) the Directors to arrange a further meeting with the landowner to discuss the potential costs of refurbishment. Action: Directors

- 8.3 Zero Carbon Ashwell (a working group of the Parish Council). (10Sept2024,8.2) It was reported that a date was pending for a feasibility study following approval of the grant from Community Energy England. If the viability of the project was proven there would be potential for CLT involvement.
- 8.4 Housing Needs Survey (10Sept2024,8.1) . It was reported that a draft report from the agency, CDAHerts, was being considered by the Parish Council and NHC. 142 responses had been received (out of c900 households in Ashwell). Results had indicated a potential need for thirty 1,2 and 3-bedroom dwellings with a bias towards smaller units for starter homes or downsizing. The potential involvement of the CLT and the Ashwell Housing Association (AHA) in the proposed development at Hunts Close had been investigated but this was not acceptable to NHC as the AHA was not a registered housing association.
- 8.5 Empty residential properties (10Sept2024,8.3). Information from NHC had been circulated to members. See <https://www.north-herts.gov.uk/empty-property-review>. It was agreed that information be sought re two empty properties in the High Street. Action :GL

9 To receive any other matters of report. None received.

10 To agree a date for the next meeting. Tuesday 23 September 2025, 7pm.

Jane Porter, Secretary to the Trust.

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