

Minutes of the AGM of the Ashwell Community Land Trust Ltd

held on Tuesday 26 March 2024, 7pm at the Parish Room, Swan Street, Ashwell.

Present: Graham Lee (Director Member and Parish Council Chairman), Norton Mahy (Director Member and Parish Council Vice-chairman), George Tait (Director Member and Parishioner representative). Seven Members were also present.

- 1 Apologies for absence. Received from four members.
- 2 **Welcome and introduction by the Chair and other Directors.** It was noted that the Ashwell CLT was a non-profit organisation for the benefit of the community. Many CLT's had been established in relation to housing but 'commercial purpose' might also be for other matters, for example a village pub or shop. It had been stated that for any development of land the community would be consulted to see if it was 'wanted or not'; the importance of tailoring to village opinion was stressed.
- 3 **To note the Rules of the Ashwell CLT Ltd and other information on the website.** These were noted. <https://www.ashwell.gov.uk/ashwell/ashwell-community-land-trust-ltd-/>
- 4 **To note the minutes of the Directors' meeting held on 25 January 2024.** These were noted. https://www.ashwell.gov.uk/downloads/clt/minutes_clt/_draft_minutes_clt_directors_meeting_25jan_2024.pdf
- 5 **To note the current Members and accept any additional requests.** These were noted.
- 6 **Rotation of Directors (rule 18.1: one third to retire at each AGM). To note the retirement of George Tait as a Director and to receive a proposal that he be re-elected.** A proposal to re-elect George Tait as a Director was received, seconded and approved.
- 7 **Records and Audit (rule 35).**
 - 7.1 To receive a proposal for the approval of the annual accounts. A proposal was received, seconded and approved. [Annual Accounts](#)
 - 7.2 To note the arrangements for audit (unaudited accounts), FCA Guidance on first annual return and accounts (01 November 2023) and the requirements for submission (within 7 months of the end of the registered financial year, ie from 31st October). These were noted

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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 note the membership of the CLT Network and agree renewal.
<https://www.communitylandtrusts.org.uk/> It was agreed that membership be renewed and a request be made to the Parish Council to fund this (£90). It was also noted that liability insurance for directors would be available through the CLT Network if needed.
- 9 To consider the next steps for the recruitment of further members/issue of shares and agree any actions.
- 9.1 It was agreed that further publicity to attract members was required. This would emphasize the need both for those with relevant skills as well as those wishing to support the initiative through their membership.
- 9.2 Possible initiatives were raised and discussion included the loss of the post office and the day nursery, provision of electric vehicle charging points and the lack of a cash machine. Also discussed were the currently underused sites owned by I D Products at West End and the Merchant Taylors site off Gardeners Lane, and the potential of the current BT site in Silver Street for a community use. It was agreed that contact be made with the relevant landowners of the Merchant Taylors site, the previous day nursery site at West End and the BT site in Silver Street to see if there might be potential for discussion with them.
- 10 To receive an update on the proposals for the registration of community assets and agree any actions. <https://www.north-herts.gov.uk/assets-community-value>
- 10.1 It was noted that NHC as the Local Planning Authority included in the Local Plan policies re local centres and their facilities (see Section 13:Communities, Policy SP4 and Appendix 3).
<https://www.north-herts.gov.uk/sites/default/files/2022-12/North%20Hertfordshire%20Local%20Plan%202011-2031.pdf>
- 10.2 It was noted that the Parish Council had previously made requests to NHC for the registration of the three pubs. This had been rejected on the grounds of insufficient data on detailed community use. It was agreed that this be revisited with a view to re-applying.
- 10.3 It was agreed that a list of community assets be compiled.
- 11 Any other matters of report. None received.
- 12 To agree a date for the next meeting. Tuesday 10 September 2024.

Jane Porter, Clerk to Ashwell Parish Council acting as Secretary to the Trust.

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Signed.....Date.....