

Annual General Meeting of Emsworth Community Land Trust

Thursday 13th February 2020 at 7.00pm at Emsworth Community Centre

Attendance: Dwyn Stepien (Chair), Harry Thuillier (Treasurer), Maggie Gebbett, (Company Secretary), Shirley Farmer, Mike Ridley, Charles Ashe, Peter Tier, Ellie Turnbull, Jill Millar.

Twenty four members signed in for the meeting.

1	Welcome and apologies	Action
a	DS welcomed all to the meeting and the ECLT team introduced themselves. Apologies received from Theo Schofield and Dan Groves	
2	Minutes of the previous meeting & matters arising	
a	The minutes of the previous meeting were accepted as a true record, approved and signed.	
b	There were no matters arising.	
3	<p>Accounts</p> <p>Harry Thuillier presented the accounts which were formally adopted by a unanimous vote.</p> <p>A vote was then held to determine whether Emsworth CLT should not have an audit for year ending 31st August 2020 and this resolution was also passed unanimously.</p> <p>Trevor Davies then suggested that we should appoint an independent examiner. HT agreed he would approach Lisa McGarry with a view to her appointment as independent examiner.</p> <p>Harry noted that HMRC had confirmed that Emsworth CLT was now considered a dormant Company and therefore did not have to do Corporation Tax returns or provide Company accounts. This status to continue for 5 years subject to no income.</p> <p>MG expressed the gratitude of the CLT for the grants we have received from the HBC Community Led Fund which is a fund solely for the benefit of groups such as ours.</p>	HT
4	<p>Election of Directors</p> <p>Under our constitution a third of the directors retire each year. Two directors retired – Maggie Gebbett and Dwynwen Stepien. Maggie does not wish to remain a director but will still be a committee member. Dwynwen is willing to stand for re-election. Ellie Turnbull has offered to stand as a director. Dwynwen Stepien was elected, proposed by Harry Thuillier, seconded by Ellie Turnbull. Ellie Turnbull was elected, proposed by Harry Thuillier, seconded by Dwynwen Stepien.</p>	
5	<p>Reports from the Directors</p> <p>Chair: Hospital Site. DS reported that the hospital site was to be used as the new surgery. There is a Steering Committee which meets every two months. This comprises the GP's, the CCG, ERA, CLT, FECH and the HBC Councillors and will ensure that the developers keep to the time scale. The Emsworth Library is under threat and there is a similar Steering Committee working on this. She reported that the CLT had three main objectives, affordable homes, a thriving town centre and youth and community.</p> <p>A housing needs survey had been carried out to gauge the residents' feelings and requirements for housing in Emsworth and will be reported on later in the meeting.</p> <p>Mike Ridley. Affordable Housing. Affordable homes was a core part of the work of the CLT . There is a significant demand for affordable housing in Emsworth. The population of the town is expected to increase by 40% in the next 15 years with 2-3,000 more houses. The CLT is pressing for 30% to be affordable housing, either shared ownership or rental at a discount of market rate. The size and distribution of housing is decided at Borough level. The CLT is aiming to use the survey to influence the supply for Emsworth. There may be scope for the CLT to work with</p>	

	<p>Housing Associations on this or developing some of the units ourselves. The opportunities for new developments are very limited as Emsworth is a heavily developed area. The holy grail would be land which is acquired at preferential rates. One possible area of opportunity is recycling public land. One area is the regeneration of the perimeter of the South Street car park. A scheme had been proposed ten years earlier and we are currently evaluating the resuscitating of this scheme and will report due course.</p> <p>Shirley Farmer. Thriving Town Centre.</p> <p>We are in the process of interviewing a majority of people with shops and businesses in Emsworth. Emsworth is doing pretty well when compared with other small towns. We have still retained a good range of independent shops and businesses. A meeting held before Christmas showed considerable enthusiasm for working together to overcome the feeling of being unsupported. Emsworth lacks a brand. The EBA is being rejuvenated, with Lulu Bowerman as interim chairman. There is a programme of events and experiences being planned. The EBA and the ERA have joined together to develop a website for Emsworth which it is hoped will encompass other organisations in due course.</p> <p>Ellie Turnbull/Dwynwen Stepien. Youth and Community.</p> <p>There is a lack of facilities for young people in Emsworth. There is no secondary school in Emsworth and young people go in many directions for schooling. There is some antisocial behaviour. There is also a lack of early years provision. We are currently working with the YMCA to develop a centre at Redlands Grange. The site is available and designated for community use. Emsworth CLT has put in a bid for CILL money to do this. We hope to get a positive result on 24 February. We have organised a young people's day on 19 February at the Community Centre for 11-16 year olds with a wide range of activities.</p> <p>Housing Survey 976 responses were received to the survey – a 20% response. The proportion of residents aged 65+ is growing and is set to be the largest group in the population. Affordable housing needs to be really affordable. Salaries of nurses, teachers and other essential workers mean it is beyond their capacity to buy 'affordable' homes. The needs most expressed were for first time buyers, small housing for single people and small families. There is limited sheltered housing. Elderly retirees are asset rich, owning their properties. The housing market is dominated by owner occupiers who have paid off their mortgages. The area is prohibitively expensive for young families. There is a question as to whether smaller units are being built on the developments currently proposed. Developers are reluctant to build smaller units. Second homes are also an issue. More work needs to be done on the survey results. How long before we become part of a greater conurbation?</p>	
6	<p>Any Other Business. Emsworth Library</p> <p>Jill Millar outlined the current position with the library. Hampshire County Council has to save £1.7m from the library service which will mean cuts to the opening times of almost all libraries in Hampshire. In addition, ten libraries have been earmarked for possible closure, Emsworth being one of them. This was based not just on identified use of the libraries but areas of deprivation and proximity of other libraries. A Steering Committee has been formed to put a proposal for an alternative site for the library. At the moment, the most favoured site is part of the Community Centre. Once the Community Centre Trustees have approved this a proposal will be put to the Library Service. The Community Centre has indicated that they would only be interested in a Library run by the Library Service with at least one qualified librarian.</p>	

There being no other business, the meeting closed at 8.10 pm.

Signed _____

Date _____