

## Draft Minutes of the AGM of Emsworth Community Land Trust

Thursday, 26 November 2020 at 7 pm via Zoom

**Directors Attendance:** Dwyn Stepien (Chair), Harry Thuillier (Treasurer), Theo Schofield, Ellie Turnbull (Company Secretary), Shirley Farmer, Mike Ridley.

**Present:** There were 28 members present.

**Minutes** taken by Jill Millar.

<b>1</b>	<b>Welcome</b>
	All welcomed to the 2 <sup>nd</sup> Annual General Meeting of the ECLT by Dwyn Stepien (Chair) who outlined how the meeting would proceed. She also introduced the members of the Committee.
<b>2</b>	<b>Apologies</b> Apologies received from Peter Tier and Stephanie Elsy.
<b>3</b>	<b>Minutes of the previous AGM held on 13 February 2020 and Matters Arising</b> Item 3: An independent examiner has been appointed – Lisa McGarry. The minutes were accepted as an accurate record of the meeting – proposed by Ellie Turnbull and seconded by Shirley Farmer.
<b>4</b>	<b>Reports from Directors</b> Reports had been produced and circulated before the meeting. <b>Dwyn Stepien (Chair).</b> The first year had been very much about setting up and the hospital site consultation. The second year has carried this on with a survey of housing needs to which there was an excellent response which provided us with a great deal of information. The surgery will now move to the hospital site in the New Year. A lot of work has been done with the YMCA on the Redlands Grange site to provide a nursery and youth facilities. The ECLT is working with other organisations on the Town Centre and South Street plans and looking to the future to see what can be developed in Emsworth. With regard to affordable housing, we see our role as influencing and enabling future developments. We have good relationships with our Councillors and thank them for their support. We would like to thank Councillor Tim Pike for his help in the past and we are now working particularly with Councillor Mark Inster who is very positive on work that is going on at Redlands Grange and with the Town Centre. <b>Mike Ridley (Housing Needs and South Street Opportunity).</b> Mike reported that he had lived in Emsworth since 2016. He has taken the lead on building and affordable housing. The findings of the housing needs survey were published at the beginning of the year. We now have a body of evidence which could be used for advocacy with HBC and HCC. There is little land in Emsworth for development and what there is is generally only available on open market terms. What is considered affordable is not necessarily so when applied to local needs. We would like to develop but are restricted by the lack of land. We are ever vigilant to opportunities and any suggestions would be enthusiastically welcomed and investigated. We hope to influence the drafting of future Section 106 agreements. We have commissioned a feasibility study on South Street. We have entered into

	<p>provisional discussions with other local organisations. We are optimistic that we can deliver a scheme there.</p> <p><b>Shirley Farmer (Thriving Town Centre).</b> Shirley has a particular interest in seeing Emsworth shops and businesses thrive and grow. She has lived in Emsworth for 30 years. Foundations have been laid on which to build a thriving town centre. Have identified many opportunities but also some weaknesses. A newly refreshed Business Association has been instituted and there is a lot of interest in new ways to help Emsworth traders. Lulu Bowerman, Brendan Gibb-Gray and Shirley are working to build a cohesive EBA. Before very much could be done COVID left only essential shops open and everyone has had to consider innovation. There are, however, lessons from the crisis that we can build upon:</p> <ol style="list-style-type: none"> <li>1. People stayed loyal to the relationships with Emsworth traders</li> <li>2. Many of the goods could be found in Emsworth.</li> <li>3. They have united during the pandemic for services, deliveries, etc.</li> <li>4. There is a sense of community.</li> </ol> <p><b>Theo Schofield (Town Centre Plan).</b> Theo hoped that many of the attendees will have seen the plan. This is very much a joint enterprise between the ERA, ECLT and the EBA. We are building on work that had been done over the years by various groups including the Design Statement and the Neighbourhood Plan. The idea was to produce a simple plan that people could talk about. Since then, we have had over 100 responses. Very many thanks to those people who took the trouble to respond. Themes that have come out are to welcome the idea of redressing the balance between pedestrians and traffic and the paving of the Square. Concerns have been expressed about the practicality of the one way system. There is no way to get from the Town Centre to the new surgery and other facilities in North Street. A revised plan will be published in the EMS. We will work with HBC and HCC Councillors to take this forward.</p> <p><b>Ellie Turnbull (Early Years Youth and Community Centre).</b> One of the findings of the survey was that there was not enough for young people to do in Emsworth. There has been some antisocial behaviour. We are working with YMCA to provide an early years and youth centre at Redlands Grange. We applied to HBC to fund a feasibility study. This has been carried out by the YMCA. The consultation was mainly carried out through Facebook to get the views of young people. We also had a Young People’s Day earlier in the year which was attended by 100 young people where we were able to find out what they wanted. We had hoped to hold another Young People’s Day but have not been able to in the current circumstances.</p>	
5.	<p><b>Treasurer’s Report – Harry Thuillier.</b> From an accounting perspective this year has been extremely straightforward. On the Statement of Financial Activities it can be seen that we received donations of £406 and grants of £13,475, that is £1,350 from Friends of Emsworth Community Health and £12,125 via HBC. The original grant of just under £50,000 came via HBC and after two years expenditure now leaves approximately £20,000 to be spent. At the end of our second year we had 399 members, and the total numbers of shares from these members raised £927. Expenses were just under £16,000 with the main items being housing survey and the Architects’ Scheme Design for the YMCA and South Street projects. We have enough funds to cover admin and marketing costs for one more year.</p>	
6.		

	<p><b>Resolution: That Emsworth CLT Limited accounts and balance sheet ending 31 August 2020 are received.</b> Proposed by Mike Ridley and seconded by Dan Grove. Unanimous by show of hands.</p>	
7.	<p>Every year we are required to ask the members whether we should have an audit carried. It should be noted that at the last AGM in February it was suggested that we should have an independent examiner and we are now lucky to have the services of Lisa McGarry who suggests changes before we file the accounts with the FCA. We would like to thank Lisa for undertaking this work for us.</p> <p>It should be noted that with our current turnover we only need to have an audit if our members require us to do so and in future years this might be advisable. At the moment however the Directors do not feel that we need to have an audit which in any case would require separate fund raising as it would cost of the order of £2-3K.</p> <p><b>Resolution: The resolution is that Emsworth CLT does not have its accounts audited for 2020/21.</b> Proposed by Greta Pescod, seconded by Maggie Gebbett and passed unanimously by show of hands.</p>	S F
8.	<p><b>Election of Officers.</b> The Directors were thanked for their reports. They have confirmed they wish to continue this work. In accordance with Rule 18 one third of the Directors must retire at each AGM. Retiring Directors are eligible for re-election. Harry Thuillier and Theo Schofield have agreed to stand down and offer themselves for re-election.</p> <p>Theo Schofield – Proposed by Harry Thuillier and seconded by Ellie Turnbull. Harry Thuillier – Proposed by Dwyn Stepien and seconded by Ellie Turnbull. Both Directors were re-elected by a unanimous show of hands.</p>	
9.	<p><b>Members Questions.</b></p> <p><i>Once the proposed centre at Redlands Grange is built, will the Community Centre then be demolished.</i></p> <p>Dwyn Stepien replied that the Redlands Grange Centre would be a new Centre focussed on child care and youth provision for which the YMCA is a well-known provider. It is a completely different concept and it will not be at the expense of any other facility in Emsworth.</p> <p><i>I see that the Government would like to raise the threshold of Section 106 agreements so that developers of less than 50 units would not have to include affordable housing. What effect will this have on Emsworth CLT?</i></p> <p>Mike Ridley replied that consideration had been given to abolishing Section 106 and replacing it with a different structure of levy. In the short term, if the threshold is increased from the current 10 to 50 the expectation is that it would reduce the amount of affordable housing between 10-20% annually. Most of the schemes in Emsworth are considerably larger than 50 so it should not affect those.</p> <p><i>Jim Strudwick noted that he had read that the Library has been saved and will move to the Emsworth Community Centre.</i></p> <p>The residents of Emsworth worked together to ensure that Emsworth did not lose its Library. Following the public meeting discussions have taken place with the Library Service and plans are being made for the Library to move to the Centre with an initial lease of five years.</p>	

10	<p><b>Any Other Business.</b> Richard Hitchcock brought greetings from Westbourne CLT. They have outline planning permission and will be granted permission for 12 dwellings. They welcome the contact with Emsworth CLT.</p> <p>Jim Strudgwick reported that the surgery was going ahead nicely. Should be ready in February/March 2021. They hope to raise money for extra medical equipment but have not been able to do so this year. It was commented that FECH have promised £65,000 for the purchase of equipment for the surgery.</p>	
11	<p>Dwyn Stepien thanked everyone for attending. She said whilst Zoom was not ideal although it did mean that people had not had to brave the cold evening. We do appreciate the support. We hope that at the next meeting we will have some movement on Redlands Grange to report and on the plans for the Town Centre.</p>	
12	<p>There being no other business the meeting closed at 7.50 pm.</p>	