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

**Thursday, 15 November 2021 at 7 pm in the Emsworth Community Centre**

**Committee Attendance**: Dwynwen Stepien (Chair), Harry Thuillier (Treasurer), Theo Schofield, Ellie Turnbull, Mike Ridley, Peter Tier, Charles Ashe, Dan Grove, Maggie Gebbett

**Apologies:** Jill Millar.

**Present:**  Apart from the committee there were 10 members present and 11 apologies received from members.

**Minutes** taken by Maggie Gebbett

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| **1** | **Welcome** |  |
|  | All welcomed to the 3nd Annual General Meeting of the ECLT by Dwynwen Stepien (Chair) who outlined how the meeting would proceed. She also introduced the members of the Committee. |  |
| **2** | **Apologies**  Apologies were received from a number of members via mail chimp. |  |
| **3** | **Minutes of the previous AGM held on Zoom on 26 Nov 2020 and Matters Arising**  The minutes were accepted as an accurate record of the meeting – proposed by Harry Thuillier and seconded by Charles Ashe. |  |
| **4** | **Reports from Directors**  Reports had been produced and available on the website: www.EmsworthCLT.org.uk.  **Dwyn Stepien (Chair).** DS referred to the opening of the Emsworth surgery. ECLT took an active interest in saving the district hospital building three years ago and are delighted with the outcome of the surgery moving into the well-designed and altered building. ECLT also helped with the library move and its recent opening here in the Community Centre. DS outlined the ongoing plans for the plot of land near Redlands Grange and working with the YMCA on the planned new unit there. On the key aim of ECLT ie creating affordable housing in Emsworth, continues to be difficult with covid and the on-going lack of suitable plots. Key to this is close work with HBC and that continues a very effective partnership. The national picture for affordable housing remains a challenge. ECLT is a member of the National CLT and keeps in touch with the national picture on affordable housing eg there has been effective work going on in Wales. We understand that there will be more grants from Government available and hope there will be more next year. The challenge of covid continues to make life difficult with many organisations slowed down by the covid factor.  **Mike Ridley (Housing Needs and South Street Opportunity).** MR emphasised that to achieve affordable housing remains our main strategy. There is local house building going on – and 30% of those are deemed affordable – but not enough to meet the need. The affordable housing is decided at Havant and Hants level and not particularly focused on Emsworth. We would like to develop some units – and for that to be community-led so that local people with needs can be served. But ECLT needs affordable sites to meet this key item. Low cost sites tend to be land previously used as farming land, or land in run-down urban centres where there may be some affordable land. But neither applies in Emsworth. Development sites are sought and valued by developers. Any land owned by HBC would be useful and there are some potential ones. With HBC we have an excel relationship both with Emsworth councillors and staff. HBC want us to succeed, partly as an encouragement to other possible CLTs. But with Covid –it has been almost impossible to get attention from councillors or officers. So sadly we have little tangible progress to report. But we do have meetings scheduled and some degree of normality should return.  On a positive note – there is a route to delivery once we have sites. We plan to work with a specialist Housing Consultancy called Middlemarch, who would help pilot ECLT through a project.  Howard Jacobs, an ECLT member, asked about the gasworks site in Emsworth. It was to be brought to market – old area of site – difficult to access as landlocked. ECLT has expressed interest into the site, working with a Housing Association. We are keeping a watching brief on the site. The ground would need to be capped off – so flatted development might be suitable. As ECLT are always in competition with other developers it is difficult to say how this could be pursued. It is helpful for us to know that IF there is a site of significant interest to the town, owned by HBC, the council/ECLT could have a 6 month advantage to put a bid together before any other potential owners can do so. Local Authorities can also give land to community-led housing and there are some examples of this elsewhere. A member said that the gasworks was developed in 1850 and lasted to the 30s on same site. In the 1930s the gasholder was added but removed about a decade ago. This is not a protected site.  **Ellie Turnbull (Early Years Youth and Community Centre).** Last year ECLT has been working with YMCA on the Redland site. There has been consultation going on in the last year. Much of this is on Facebook. Covid makes conversations difficult. Many changes have been made to plans thanks to conversations and meetings with those interested and the YMCA. A pre-planning application was put in to HBC who suggested 30 parking spaces and movement of MUGA site. This and other matters meant lots of redesign. A public consultation was held on the site last July. 100 people came. Concerns were mainly on parking which some held would flow into nearby streets. But there is now the layout to include access to 30 parking spaces. There was also concern expressed about antisocial behaviour. Those at the consultation were informed that the site will be managed daily by YMCA who run a number of similar centres. There was a fear of noise mainly from locals – but it was to be controlled. All feedback has been put on facebook. Only one person came back with any comments on facebook. Design has evolved and 2 designs were up on a board and people could vote at the consultation. There was another opportunity at the Emsworth show which was a positive day. ECLT helped organise consultation with the young – but had to cancel the recent day because of covid infections. But last year we did have a day of activities and the opportunity for feedback from 100 youngsters. We were aiming to speak to them on things like MUGA. Serious fundraising will be started once planning is granted. ECLT sincerely hopes that members will be able to help with the fundraising.  A member asked when the centre might open. ET said it might open by 2024, but will depend on getting planning permission etc. YMCA are very committed and they will pay significant money once the plans are passed. |  |
| **5.**  **6.** | **Treasurer’s Report – Harry Thuillier**  Copies of accounts were given to members. £5000+ added from the grant to pay for expenditure this year but ECLT still has more than £14K left of grant to pay for design and surveys etc. We have 400 members who mostly joined at the public meeting run in 2019.We also had £930 donated from members. This financial year £5499 spent. Website and meeting rooms main expenditures as well as tent etc at the Emsworth Show. ECLT has enough money for next year. Modest costs are around £1100pa. We pay to belong to the National CLT network, bank charges, hosting website, insurance and the Emsworth show.  **Resolution: That Emsworth CLT Limited accounts and balance sheet ending 31 August 2020 are received.** Proposed by Charles Ashe and seconded by Michael Ridley. Unanimously agreed. |  |
| **7.** | **Audit** Every year ECLT is required to ask the members whether we should have an audit carried out. We need an independent examiner and we are now lucky to have the services of Accountant Lisa McGarry who suggests any changes before we file the accounts with the FCA. We would like to thank Lisa for undertaking this work for us.  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 believe that we need to have an audit which in any case would require separate fund raising as it would cost in the order of £2-3K pa.  **Resolution: The resolution is that Emsworth CLT** **does not have its accounts audited for 2021/22.** Proposed by Pam Wilkinson, seconded by Louise Knowles. No objections raised – so passed unanimously. |  |
| **8**. | **Election of Officers.** The Directors were thanked for their reports. In accordance with Rule 18, one third of the Directors must retire at each AGM. Retiring Directors are eligible for re-election. Shirley Farmer and Mike Ridley have agreed to stand down and Mike Ridley offers himself for re-election.  **Mike Ridley** was proposed by Dwywen Stepien and seconded by Theo Schofield,  **Jill Millar** was willing to stand as Company Secretary/Director and was proposed by Harry Thuillier and seconded by Dwynwen Stepien.  **Dan Grove** was happy to stand as a Director. Proposed by Theo Schofield and seconded by Dwynwen Stepien,  **Ellie Turnbull** was also happy to stand as a Director. Proposed by Dwynwen Stepien and seconded by Harry Thuillier.  Shirley Farner was thanked for all her work for ECLT. |  |
| 9. | **Members’ Questions**. Directors asked for further involvement by any members. Any are welcome along to committee meetings to see how things move on. A suggestion from a member was that dates for the committee meetings should be added to our website and make it clear that visitors are welcomed at the meetings. |  |
| 10 | **Any Other Business.** No further business was raised. |  |
| 11 | Dwyn Stepien thanked everyone for attending. |  |
| 12 | There being no other business the meeting closed at 7.45pm. |  |