

Minutes of Annual General Meeting of East Bergholt Community Land Trust ("EBCLT")

15 June 2021 held via Zoom from 19:30

Attendees

The meeting was opened at 19.35pm by Chris McEwen, Chair of EBCLT. It was noted that 10 members were present (electronically via Zoom) in person and the Secretary reported that 14 proxies appointing the Chair had been received.

The names of the attendees were noted by the Secretary and he confirmed that a quorum was present.

The Chair thanked all attendees for their support of EBCLT.

1. Questions from Members

The Secretary reported that 2 questions had been raised on the proxy forms returned as follows:

(i) Having failed to provide community housing or effectively communicate with members or the village community, what are your future strategies to address these shortcomings?

The Secretary explained that EBCLT continues to work with the 2 developers about the possibility to acquire affordable homes on the two large developments, but that this is a long-term project. The Secretary also explained that EBCLT continues to investigate other opportunities with private landowners. EBCLT acknowledges the frustration at the apparent lack of progress but confirmed that Trustees (who are all volunteers) are working hard behind the scenes to make progress.

The Secretary explained that EBCLT had actively communicated with members and the community through regular articles in the Parish Magazine and posts on Facebook and through the new EBCLT website. Further the Secretary explained that Trustees had (before the pandemic) resolved that members could attend the first part of Trustee meetings (before the discussion of any confidential matters) and that once in person meetings resume, this is something that will be launched.

The Chair added that the Trustees are all volunteers and have tried to communicate as much as possible.

(ii) Are developers obliged to offer properties to CLT's and if they did, would the cost be market rate?

The Chair answered to explain that developers are not obliged to offer homes to CLTs, although there is a movement by National CLT to achieve this. The Chair further explained that EBCLT is in discussion with Hills and BDC to enable EBCLT to purchase homes but at the moment there is no requirement on Hills to offer homes to EBCLT. The Chair explained that the likely cost to EBCLT would be below market rate with the price is set according to the levels of affordable rent that EBCLT could expect to charge. Whilst the Chair could not provide

specific details of EBCLT's business case, he did confirm that EBCLT's business case is on this basis.

One member present (electronically by Zoom) asked a further question as follows:

(iii) Is there any progress update on Moores Lane development?

The Chair explained that EBCLT cannot comment on behalf of the parties involved in that proposal but explained that EBCLT are not aware of imminent plans to move forward on that site. By contrast, it was noted that the Heath Road would be before BDC planning committee on 16 June and it seemed likely that the developers are keen to proceed as quickly as possible.

2. Trustees Report by Chair

The Report set out in the 2020 Annual Accounts on the events for the Financial Year ended 31 December 2020 and a report of the activities and outlook for the remainder of 2021 was noted and taken as read.

3. Annual Accounts for period 1 January 2020 – 31 December 2020 (“2020 Annual Accounts”)

The 2020 Annual Accounts were taken as read.

The chair explained that the 2020 Annual Accounts have been seen, but not audited, by Scrutton Bland.

The resolution to receive the 2020 Annual Accounts was passed unanimously.

4. Appointment of an auditor to be dispensed with for the 2020 Accounts.

Rolf Althen explained the requirements for the appointment of auditors and the view of the Trustees that in due to the nominal financial activities carried out by EBCLT in the Financial Year ended 31 December 2020, no auditor should be appointed.

The resolution to dispense with the need to appoint an auditor to audit the 2020 Annual Accounts was passed with a majority vote.

5. Election of Trustees

The Chair thanked all EBCLT Trustees for their contributions to date. In accordance with the Rules of EBCLT, Chris McEwen, Nigel Roberts and Rolf Althen retired as Trustees with effect of the AGM and each had indicated a willingness to stand for re-election. The Members resolved with majority votes to re-elect each of Chris McEwen, Nigel Roberts and Rolf Althen with immediate effect.

6. Application of Surplus Funds

As EBCLT has no surplus funds, it was resolved by a majority that no funds are allocated to community projects in the Parish and that all funds remain in EBCLT.

7. AOB

There being no other business the meeting closed at 19.51.