

# ANNUAL GENERAL MEETING

Ringmer Area Community Land Trust (RACLT).

Tuesday 5<sup>th</sup> October 2021 - Ringmer Football Clubhouse at 7pm.

## **Meeting Minutes**

**Meeting Chairman** – Max Pengelley

### **RACLT Board**

Max Pengelley (MP) – Chairman.

David Terry (DT) – Vice Chairman.

Gavin May (GM) – Treasurer.

Julian Morgan-Jones (JMJ)

Sy Morse- Brown (SMB)

John Kay (JK)

Gordon Sims (GS)

Richard Turner (RT)

Martin Whitlock (MW) – Membership Secretary

### **1. Welcome and Introduction**

The Chairman of the Ringmer Area Community Land Trust (RACLT) Annual General Meeting (AGM) welcomed members of the RACLT to the meeting. MP thanked the membership for their support of the RACLT. The Chairman gave an overview of the Agenda and introduced the Board. The Chairman thanked the Ringmer Football Club trustees for their support in providing a meeting facility at no cost.

In addition to the RACLT Board members present there were three (3) RACLT members in attendance.

### **2. Apologies for Absence**

Apologies were given for:

Gavin May

John Kay

### **3. Conflicts of Interest.**

There were no conflicts of Interest declared.

### **4. Approval (by show of hands) of AGM held on 16th October 2019**

The minutes from the last AGM held on 16th October 2019 were approved unanimously by all present by show of hands and are therefore accepted.

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#### 5. Resolution before the Members.

A previously circulated resolution was put to the members for approval. The Resolution was:

*The RACLT Constitution will be amended to reflect challenges over the 2020/21 covid crisis in the UK when the RACLT was unable to run a public AGM due to the crisis. This should state that the election for Directors for this period was suspended and the timeline associated with being a director of the RACLT was suspended over this period so that the 2021 AGM is considered to be the RACLT's second year AGM. The second year running from October 2019 to October 2021.*

The above resolution was voted on by all present and accepted. There were no votes against the resolution.

#### 6. Election of Directors

In line with the constitution of the RACLT, one third of the Board of Directors are to be elected each year. Two Directors have been nominated formally to continue to serve on the RACLT and no other nominations have been received. The members of the RACLT voted by hand to unanimously ask the directors to continue on the Board. The following board members were elected at this AGM.

- Sy Morse-Brown
- Richard Turner

Martin Whitlock had previously been elected for three years at the previous AGM and was not required to be elected on this occasion. It was agreed that at the next AGM there would be an election for four directors and therefore the following directors would be required to resign and be nominated again to serve on the Board if they wanted to continue:

- Max Pengelley
- Julian Morgan-Jones
- John Kay
- Gordon Sims

#### 7. Chairman's Report – to include the Role of the CLT.

The Chairman provided an overview of the RACLT activities over the previous two years. The Chairman apologised to the membership for any offence that the RACLT statement in support of the 'Croudace Planning Application' had caused to some members. The Chairman reaffirmed the RACLT's purpose was to develop and own assets for the benefit of the people of Ringmer, Glynde, Firle and Beddingham both now and for future generations.

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#### 8. Treasurer update

An update on the RACLT's financial position to date was provided. This included details on committed expenditure to date and funds that had been applied for.

- It was noted that the RACLT currently had approximately £44k in the bank and had received a 'CIL grant' from Ringmer Parish Council of £100k towards building the RACLT housing near Neaves Lane.
- It was agreed that the Year End Accounts would be made available on the website and that the RACLT Board would approve (or not) at the next Board meeting.
- It was noted that there was not a requirement for the accounts to be independently audited currently and that the Board would review the rules for auditing of the RACLT going forward.
- There was a request to the membership for a volunteer who was 'capable' to act as an auditor for the RACLT, preferably working 'free of charge'. There were no volunteers at the meeting.
- It was agreed to continue banking with Barclays Bank by show of hands.

#### 9. Finance Update

The Chairman informed the membership of the current status of Finance requests including:

- Grants
  - Grant of £100k from Ringmer Parish Council 'CIL grant fund' won and being drawn down on to develop Neaves Lane site.
  - Promised £132k from Caburn Field 'commuted fund' by LDC.
  - CIL application to be made to LDC for CIL funding.
  - The Firle project has been allocated £100k by LDC and up to £30k per dwelling by SDNP once the project gets underway.
- Donations
  - £25k donation from a charitable source received with a possible £50k being donated in the next year.
- Several Community Housing Funds and Charities have been identified that can potentially provide grants and loans for the RACLT projects.
- Approx £300k has been raised and is being used on the Neaves Lane project. The RACLT Board intends to acquire finance to complete the Neaves Lane project.

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#### 10. Current Project Reports

Panels have been set up for each building projects to appoint architects and manage.

- Neaves Lane
  - Full planning permission has been granted for the project including 4x RACLT affordable houses on 19/5/2021.
  - Still a number of conditions to be discharged and architect working on these.
  - Section 106 agreement finalised and 'signed-off'.
  - RACLT owns the land and the land is insured.
  - Ecology checks undertaken and licence obtained from Natural England.
  - Building Regulation compliance plans submitted and no CIL is required.
  - Costs for 'services' have been received, and building supplies are in to build to DPC level.
  - Issues that affect the whole site are 'shared' between RACLT and Grant Parsons.
  - Ecological work is being undertaken by Grant Parsons.
  - Intention is still to use local trades to build and the RACLT is currently awaiting costs.
  - Current invoices for work being carried out are being submitted to RPC who will pay invoices up to the agreed CIL grant of £100.
- Community Woodland
  - RACLT have taken ownership of the land that is defined as a Community Woodland next to the new Optivo development on the Laughton Road in Ringmer and are awaiting the Land Registry to provide the documentation.
  - The land is insured for Public Liability by RACLT.
  - There was a call for volunteers to set up a Community Group to clear and maintain the area and JK will organise.
- Firle Estate.
  - Potential legal and tax implications related to the transfer of development land by the estate – to be explored further.
  - Some local Firle residents are planning to set up a CLT to rival RACLT and to take over the project. A formal request will need to be put to RACLT with a plan that initially satisfies the Board that it can then be put to the whole membership for agreement or not.
  - New plans are being developed for the site alongside SDNP and some ecological studies have been carried out..

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#### **11. Housing Allocation Policy adoption**

Following the earlier circulation of a proposed RACLT Housing Allocation Policy by the Board to members it was reported back that two amendments had been proposed and these were presented by GS. After a discussion with members present it was agreed by 'show-of-hands' that the Board would be delegated to review the change suggestions and approve a final version of the Policy. The Policy to be distributed to all members after approval. It was noted that the Policy could be amended at a later date as circumstances changed.

#### **12. Fund Raising and Marketing.**

A further plea was made to the members asking for support in the following areas:

- Help to run the RACLT website
- Run our Facebook page and other social media
- Write or contribute to our Newsletters and Website
- Help run events
- Funding
  - Buy more shares
  - Increase membership
  - Ideas for fund raising events
  - Support for funding applications
- Administration
  - An Accountant
  - Project Support
  - Office Admin

#### **13. Membership Updates**

- MW confirmed that there are currently 72 members of the RACLT.
- The Board confirmed that there had not been any subscription fees collected from the membership during the covid crisis.
- The Board proposed to the membership that it was planning to start collecting Membership fees again from 1st January 2022 and that the annual subscription would be £10 per member. The members present were in agreement.

#### **14. Consideration of any resolutions made by members**

None received.

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### **15. Any other business**

None.

**16. The meeting was closed by the Chairman when all questions were answered in agreement with the membership.**