

Lavenham Community Land Trust (The Society)
Minutes of the Annual General Meeting held on Thursday 1st
September 2022
Lavenham Village Hall

1. Apologies received from; Mrs Lyn Gurling, Jane Bellward, Alison Poole, Iain Lamont, Susan Burton, Bruce Goddard, Stephen Earle, Sue & Mike Fisher.

2. Minutes of the previous AGM*held on 6th December 2021 were approved.
Proposed by Doreen Twitchet, seconded by Andrew Flatt and with members' agreement.

3. Chairman's report on the activities of the Society:
Chairman's report; -

Bryan Panton and I attended the Inside Housing national awards ceremony on the 4th November last. These awards covered a two year period due to the Covid regulations and I am pleased to say that we, with Hastoe Housing, won first prize for the best residential partnership development in the south of England.

We also helped with the refurbishment of the Tenter Piece common room suite, now named the Jubilee Room. This was funded through an anonymous donation. And I would like to thank the donors for their generosity.

You will recall that in the early summer we sponsored housing needs survey. Although the form is somewhat cumbersome and in places may appear intrusive, it is a necessary device to gauge the demand for future housing. And this is a useful tool for the district and parish councils when they engage with potential developers. It is also of great use to the Neighbourhood Plan revision team. An initial report should be available in late September with the final report being received in November.

We are continuing to seek sites for housing for local people. During the year we have held discussions with a local land owner to develop a site for up to 20 homes. The current plan is that this will be very similar to Peek Close and prioritise social housings and include some shared ownership properties. The need hierarchy will be: local connection, key workers and smaller local villages and then the wider district. This is being considered in partnership with Flagship Housing a large regional Registered Provider, BMSDC strategic housing team are helping with funding options, including grant monies.

Discussions on a longer term further site also commenced. This would be in partnership with Hastoe, again similar to Peek Close and BMSDC strategic housing team are also aware of this initiative too. This site would in part have a bias towards older residents and their perceived need for bungalows.

Bryan Panton has decided to stand down as a trustee. I am sure all members will join me in thanking him for all his work from the inception of the CLT and especially

his great support in getting Peek Close built. I would also like to thank Sue Fisher for acting as Secretary over the last three years. By the way! We therefore have a vacancy for a Secretary – it's not too arduous but very important.

Last but not least I would like to thank my fellow trustees for their endeavours during the year.

4. The Accounts for the year to 31st March 2022*, were presented to the meeting and adopted.

Proposed by Andrew Flatt, seconded by Lee Morris and with members' agreement. The current bank balance is healthy at some £58,000. However, going forward and as we embark on any potential development costs will be incurred.

5. Proposal to re-appoint, with their agreement our two examiners: Andrew Cracknell and Janet Groome.

Proposed by Clive Bruton, seconded by Yasmin Lambert and with members' agreement.

6. The meeting was asked to endorse the re-appointment of the following trustees for a further period of three years: Clive Burton, Yasmin Lambert, Carroll Reeve and Doreen Twitchett.

Proposed by Mick Morris, seconded by Andrew Flatt and with members' agreement.

7. Any other business:

Vacancy for secretary, role was outlined and discussed.

From the floor it was suggested that trustees seek through a survey the views of Peek close residents to help design any future scheme. This to be followed up by trustees.

Meeting closed and a video presentation by Bishop Guli, Bishop of Chelmsford and Bishop for Housing, was shown. This was an update to the Church of England's housing initiative 'Coming Home' with reference to the part that could be played by CLTs.