

Lavenham Community Land Trust

AGM held on Wednesday 21st August 2019 at Lavenham Village Hall,

Church Street, Lavenham Suffolk CO10 9QT

Approximately 35 LCLT members meet at the Peek Close development at 4 o'clock prior to the AGM, to view 4 of the 18 properties.

Carroll welcomed members to the AGM. The overwhelming opinion of all who had visited the development was of the high standard achieved by Hastoe Housing Association.

1. Carroll explained that for administrative reason, an AGM had not been held in 2018 and therefore two sets of accounts, 2018/2019, had been submitted for approval. Proposed Jane Gosling, seconded Tony Sheppard, all members in agreement.

2. Carroll gave a brief background to the society and reported on the activities and achievements so far. The LCLT were one of 150 entries for the Stars of Babergh and Mid Suffolk awards last year and had won the Babergh Community Project of the Year Award 2018 for the Peek Close development. Part of the planning conditions for the site was to erect a piece of public artwork, a competition had been held and a central piece of stonework, decorated with the sky at night, as seen by the school children from Forest School and Lavenham Pre and Primary School, was now in situ. A name stone, backed with the name of participants, would also be erected at the entrance to the close.

3. A revised membership application had been produced which reinstated the objectives and values of the Society.

4. Membership currently stood at 56, with an aim to recruit more local people.

5. Election of co-opted Trustee members; Yasmin Lambert and Clive Burton for a three year term. Proposed Regis Crepy, seconded Celia Baldwin, all members in agreement.

6. Re-election of the founding Trustees; Doreen Twitchett, Rob Norman, Bryan Panton and Carroll Reeve for a further term. Proposed Bruce Goddard, seconded Julian Baldwin, all members in agreement.

7. Carroll informed the members that he had received and accepted the resignation from Peter Clark as a trustee.

8. Carroll explained the opportunities for members to become a Trustee of the Society, should they be interested to stand.

9. Confirmation was required by members that once the Peek Close residents were all in situ, one or more would be invited, as representatives from the Close, to join the board of Trustees. Proposed John Knight, seconded Lee Morris, all members in agreement.

10. Nicola Smith had stood down as LCLT secretary.

11. Confirmation was required that Sue Fisher should be appointed as LCLT secretary. Proposed Jane Gosling, seconded Rob Norman.

12. Confirmation was required for Janet Groom and Andrew Cracknell to continue as auditors for a further term. Proposed Caroline Eves, seconded Chris Burnford, all members in agreement.

Questions from the floor:-

1. Clarification of how the LCLT operated and how the shared ownership sale prices and rentals had been agreed?

Carroll explained that the LCLT had acquired the freehold for the site for £1 and after Hastoe Housing Association Ltd had been granted a 125 year lease from Suffolk County Council. The developers would handle all financial aspects of the build and together with Suffolk CC had agreed the shared ownership properties and rental properties prices to a set formula. All prices were available to view on the LCLT website. The Society had no financial obligations to the scheme but as freeholders would charge a nominal annual £100 per household to cover any administrative outgoings. Margaret Maybury, Babergh DC added that to become eligible to apply for a property, an individual needed to register online at the Gateway to Home Choice website.

2. Would the LCLT consider a future build for a care home or another school?

Yes, if and when a suitable site became available.

3. Would the rental prices be regularly reviewed and could the shared owners sell?

Yes, rental prices would be reviewed to the DC set formula and could potentially fall as well as rise. Yes, shared owners could sell but would need to meet the fixed criteria and not sell to anyone out of the village.

Following discussions covered the various aspects of the build and Carroll finished with a display of Peek Close tea towel, mug and tote bag merchandise.

Margaret thanked Carroll and the LCLT trustees for all their achievements.