

**Calder Valley Community Land Trust Ltd  
(Draft) minutes of 2019 AGM, held at Walsden Church community space, on  
Saturday May 18<sup>th</sup> 11am.**

Present: Barbara Abbott, Judith Appleton, John Berry, Andrew Bibby, Simon Brearley (chair), Lynda Bruce, Ken Bruce, Jeremy Burbidge, Melvin Coleman, Julia Graham, Richard Henderson, Nan Jackson, Barbara Jones, Jon Kimber, Karin Lowson, Julia Lucas, Maureen Ludlam, Lesley Mackay, Diana Monahan, Hannah Nadim, David Nugent, Sarah Pennie, Robin Pennie, Barry Quantrill, Mark Scott, Jane Scullion, Murray Seccombe, Maggie Smallwood, Kala Wild. Also present: Marc Collett, Steve Olley.

Apologies: Adrian Ashton, Christine Bampton-Smith, Janet Battye, Joyce Catterick, Hilary Chadwick, Stephen Corrigan, June Eaton, Peter Ehrhardt, Paul Forrest, Gwen Goddard, Tony Greenwood, Angela Greenwood, Annie Grist, Finn Jensen, Kerry McQuade, Paul Monahan, Caroline Pinder, Nigel Sagar, Mark Simmonds, Jenny Slaughter, Nina Smith.

1. The chair welcomed members to the 2019 AGM.
2. The minutes of the 2018 AGM were approved as a correct record. There were no matters arising.
3. Secretary's report. Andrew Bibby drew attention to key developments of the CLT during the previous twelve months. These included the successful application for Registered Provider status from the Registrar of Social Housing, making CVCLT one of the few community-led housing organisations to have become RPs. The funding package for the Walsden development had been finalised, the contractor appointed following a tendering exercise and the build was now under way, with a scheduled completion date of November 2019. The planning application for the High Street development in Hebden Bridge had been submitted, following several public consultations in early 2018; the unexpected rejection of the application in February would be discussed later. The CLT had held five well-attended public meetings on the theme **Housing – it's an issue!** from June to October 2018, with fourteen eminent speakers. Although the main community share issue had been deferred following the High Street planning decision, a 'pilot' community share issue had been successfully run to provide capital for the Walsden development. The CLT had launched a new web site.

The trustees had met twelve times during 2018 and had also held an Awayday strategy session. The Secretary paid tribute to the contribution made by Lynda Bruce, Graham Mynott and David Nugent who had stood down from the board since the 2018 AGM.

4. Treasurer's report. Karin Lowson explained that, because the CLT was now an RP, the annual accounts had been drawn up using the Housing SORP (Statement of Recommended Practice), rather than the Charities SORP used for the 2017 accounts. There were significant differences in the treatment of income and expenditure, and the 2018 accounts included a detailed explanation of the implications. Karin also showed members an indicative income and expenditure account for 2018.

Members asked about the accounting treatment of deferred grants, about policy on periodic revaluation of land and buildings, and whether there were any perceived downsides to RP status. On this final point, Andrew Bibby said that RP status enabled the CLT to draw down government grants via Homes England in its own right, rather than having to partner with a housing association.

5. Approval of accounts. The accounts were formally approved by the meeting, by show of hands, with no votes against.

6. High Street development. Richard Henderson, on behalf of the trustees, gave a detailed explanation to members of the options available to the organisation following the planning committee decision in February. Options included an appeal to the planning inspector, resubmission of either the original substantive scheme or a reduced scheme, or handing back the land to the council. Any revised planning application would have to be demonstrably financially viable.

In the lengthy and productive discussion that followed, members raised a variety of points. These were recorded in detailed notes taken by the trustees.

The view was expressed that the Hebden Bridge proposal was a strong one, with more people in the community in support than had opposed it. Nevertheless there was a need to demonstrate that the CLT was listening to the community and not to simply act as a commercial developer would do.

Following the discussion the motion proposed by the trustees was amended as follows:

- add "and by objectors" in (d) after "planning Committee"
- remove "by February 2020" in (d) after "revised plans"

The motion was then put to the vote, taken in parts.

**This AGM of members of the Calder Valley Community Land Trust:**

**a. expresses its profound disappointment at the decision of the Calderdale Planning Committee (by 3 votes to 2) on 5 February to reject planning permission for the High Street development in Hebden Bridge**

**b. notes that the planning officer recommended approval of the CLT's plans**

**c. expresses its thanks for the many CLT members and friends who have supported the High Street development, and its disappointment that some in the community did not support it**

**d. instructs the trustees to seek funding to undertake further work on the development, including researching steps which might mitigate the objections raised at the Planning Committee and by objectors, and to proceed to resubmission of revised plans if this appears appropriate and financially viable.**

Each part of the motion was overwhelmingly carried, with no votes cast against. One abstention was recorded for the vote on section (d).

7. CLT mission.

The following motion was adopted by show of hands, nem con.

**This AGM**

**a. notes that trustees have recently discussed a revision to the Mission Statement adopted some years ago**

**b. endorses the proposed text, as follows: “*We work with the people of the Calder valley to hold property and create sustainable and affordable homes in vibrant communities.*”**

8. Election of trustees. The following members had put themselves forward for election as trustees: Richard Henderson, Melvin Coleman, Kala Wild, John Berry.

The Chair asked the meeting for permission to vote on all four candidates together, and this was agreed.

The vote was taken and overwhelmingly passed by show of hands, with no votes against.

9. Appointment of Third Sector Accounting as accountants and to disapply the requirement for a full audit. Karin Lowson proposed this motion, which was passed by show of hands. There were no votes against and no abstentions.

10. AOB. There was no other business, and Simon Brearley declared the meeting closed.

Following the meeting, members visited the adjacent site where the CLT is building its development of six independent-living bungalows. A representative of the architects explained the construction work which was taking place.