

Calder Valley Community Land Trust Ltd

Minutes of AGM held on Sat June 5th at 11am (by zoom)

Present: Simon Brearley (chair), Barbara Abbott, Lorna Arblaster, John Berry, Mary Betteridge, Andrew Bibby, Jim Botten, Jeremy Burbidge, Helen Carlin, Laurence Cockcroft, Melvin Coleman, Eleanor Dale, Tim Edmondson, Abigail Gregory, Nick Harris, Carol Hayward, Richard Henderson, Sally Hinton, Mark Holtom, Christopher Hunt, Mel King, Dai Larner, Karin Lawson, Hannah Nadim, David Nugent, Michael Prior, Nigel Sagar, Jane Scullion, Maggie Smallwood, Anne Sutcliffe, Susan Watson, Cathy Wheatcroft, Helen Woods. Guest: Cllr Scott Patient

Apologies: Sarah Rae, Murray Seccombe, Jane Rendle, Margaret Whiteley, June Eaton, Val Stephens, Suzanne Beech, Robin Pennie, Sarah Pennie, Paul Monahan, Diana Monahan, Jenny Slaughter, Jenny Coleman, Catherine Putz, Chris Dale.

1. Chair's introduction

Simon Brearley welcomed members to the 2021 AGM, which was again having to be held using Zoom.

2. Minutes of 2020 AGM

These were approved as circulated. There were no matters arising.

3. Secretary's report

Andrew Bibby spoke to the Trustees' Report, included with the 2020 Accounts. He referred to the success of the Fielden Acre share issue, and said that a welcome aspect of the issue had been the increase in the CLT's membership to over 250. The Birks Court bungalows, occupied in early March 2020, were now being managed through an agreement with Connect Housing. More work had been undertaken towards the proposed High Street development, although the site meant that it was not yet clear whether the scheme could be financially viable. The Rose St proposal in Todmorden was part of the Town Funds bid and we were awaiting a response from Whitehall on this. To reduce the CLT's risk exposure, the trustees had decided that both developments would be partnered with Connect Housing.

Andrew mentioned the possibility of taking on three unoccupied properties owned by Calderdale, and he also briefed members on progress with the Hebden Bridge Signal Box project. He thanked Kala Wild, who had recently stepped down from the board. In relation to the Fielden Acre project, he particularly thanked Marc Collett, Kevin Doyle, Leeds Community Homes and members of the FCA and U3A.

He ended with the significant news that the CLT was now in a position to recruit its first ever member of staff. The adverts were now out, and it was hoped that the new Executive Manager would take up their role in September.

4. Treasurer's report

Karin Lawson gave a comprehensive review of the 2020 Accounts, pointing out that because the accounts were prepared to the Housing SORP some capital and revenue grants received were held over until actually spent. Karin also briefed members on the Value for Money metrics.

Laurence Cockcroft asked for more information on the £521,000 figure for creditors on the balance sheet. Karin advised that this was itemised in note 15, and comprised £334,000 in deferred grants, the Unity Trust loan taken out for Birks Court

(£166,000) and the Quaker Housing Trust loan of £21,000. Laurence asked whether the servicing of loans taken out for capital development was met from revenue income or whether repayment was dependent on future grants. Karin replied that it was a firm CLT board principle that loans had to be serviced from income generated. Nick Harris asked how information on the deferred capital and revenue grants were reported in the accounts. Karin advised that Note 16 gave the full breakdown. Hannah Nadim asked how covid-19 had affected the CLT and whether any grants had been received. Karin replied that the CLT had successfully obtained the £10,000 covid grant for business interruption, and a further £11,000 grant from Power to Change.

There were no further questions and the Trustee Report and Accounts were approved by the meeting.

5. Our vision, our values and our priorities for the CLT until 2030

Sally Hinton and Abigail Gregory advised members on the recent discussions the trustees had been holding, and invited members to contribute to the discussion. Dai Larnar asked whether the vision and mission statements should specifically refer to addressing housing needs in the Calder Valley. Laurence Cockcroft asked whether the needs of young people in particular should be flagged up.

6. Election of trustees

The chair proposed to take all five candidates for election or re-election to the board together and this was accepted by the meeting. The vote was taken, by show of hands, and the following people were overwhelmingly elected: Anne Sutcliffe, Abigail Gregory, Sally Hinton, Karin Lawson, Dai Larnar.

7. Appointment of auditor for 2021.

Karin Lawson proposed that we continue to use Third Sector Accounting for the 2021 accounting period. Because of the sale in 2020 of the two Birks Court bungalows, a full audit would be required.

There were no further questions or business and the meeting closed at 12.05pm.