



Marshwood Community Land Trust

MINUTES

ANNUAL GENERAL MEETING

SUNDAY 28TH APRIL 2024 – 3PM

BLACKDOWN VILLAGE HALL

Present (23) **Directors:** Charles Somers (Chair), John Piper (Treasurer), Fred Bailey, Jacqui Sewell, Helen Golding

Members: Samantha Martin (Secretary), Ann Hitchcock, Steve Chubb, Pauline Bailey, Alastair Cook, Sarah Cook, Keith Alexander, Julie Alexander, Sylvia Creed-Castle, Jacqui Piper.

Non-members: Rev Sarah Godfrey, Sarah Forsey, Valerie Widger, Susan Parsons, Caroline Dilke, Jackie Ackerman, Helen Wareham, B Wareham

Apologies Emma Davies (Director), Ann-Marie Chapman (Director) Sonia Yorke (Director), Ali Edwards (Director), Ross Dickinson, Quentin Hitchcock

MINUTES

1. Welcome and Introduction

Charles welcomed and thanked everyone for coming and attending our open day, where everyone enjoyed talking, meeting new people whilst enjoying some refreshments. We were pleased to welcome 6 new members. The open day was an opportunity to display and demonstrate the past funded projects by CLT and affordable housing at Bramblehay. Condolences were paid to the late Chairman, Robert England who sadly died in November 2023. We are pleased to welcome our new members to the AGM.

2. St Marys Church, Marshwood Update by Rev Sarah Godfrey

Charles introduced Rev Sarah and asked her to give a brief update on the current status of Marshwood Church. Rev Sarah provided a summary of the current status. A Friends of Marshwood Church group has been formed and a year extension has been granted by diocese and a local steering group has been created to decide the future of the church. The group has met twice and positive ideas and actions have been received. Repairs to the building will be broken down into phases, the first priority will be to patch the leaking roof and investigation into building Kitchen & Bathroom facilities.



This year, May 23rd 2024 is 140th year celebration of church and around this time the steering group are looking to hold an event to showcase the church history within the community. The school holds its summer festival on 21st June 2024 and the church will be open to the community, to hold a open forum to see what interest there is to use it for local events. This will be publicised via a special issue of the Beneath The Vale magazine delivered throughout Marshwood Vale. More information will be communicated at a later date. All church records are held by Rev Sarah Godfrey and if anyone requires any information in relation to records or burial to contact her directly.

3. Approval of the AGM minutes - 15th Nov 2022

The minutes of AGM held on 15th November 2022 had been circulated to all members & proposed for approval by Jacqui Sewell and 2nd by Helen Golding. The minutes were approved.

4. Declaration of any conflicts of interests – None

5. Chairman's Report by Charles Somers

Charles report was as follows:

Welcome to you all and thank you for attending our AGM.

We had planned and hoped to hold this AGM late last year but, as you will know, Rob England our chairman of several years died un-expectedly in late November. We attended a memorial service for him in February at his local church in Marshwood and had a good get-together with his many relatives & friends at Thorncombe sports & social club. We all miss Rob and remember his good sense of humour and how much we enjoyed working with him: we plan to carry on his good work.

It took us two board meetings to recover files and to prepare for this AGM and I would like to thank all those who contributed to this effort.

Ali Edwards stood down as our treasurer of many years and Emma Davies also stood down as our secretary having also served in that role for many years. A big thank-you to them both: the good news is that they are interested to continue as Directors and Ali is running a First Aid course here in a few days' time.

We were very lucky to find John Piper, a practicing accountant, willing to take over as our Treasurer and equally lucky to find that Samantha Martin, the daughter of our founding chairman David Hitchcock, was willing to take over as our secretary. A big thank-you to them for their efforts over the last few months.

We decided to use this AGM as a sort of re-launch of our CLT seeking new members and new ideas of what we could support in future. As you have seen a lot of support has been given to our local school and we have recently become involved in discussions with the local church to see how we might help its future development.



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6. Treasurer Report presented by John Piper

John presented the accounts for period ending 31st March 2023 and for period ending 31st March 2024. Current Balance £1,984.03. See attached. No questions were raised and these were accepted. The Financials for 31st March 2024 will be signed off and submitted to FCA as a part of AR30 annual returns.

Marshwood Community Land Trust Limited					
Income and Expenditure					
For the Year Ended 31st March 2023					
2022		2023			
		Income			
1,495.31		Ground Rent	1,495.31		
-	1,495.31	Rent Increase	22.43	1,517.74	
		Expenditure			
		Community Projects			
		Defribillator	28.99	28.99	
				1,488.75	
-	2,133.99	Taxation	108.30	108.30	
- 638.68		Excess of Income over Expenditure		1,380.45	
Balance Sheet					
31st March 2023					
2022		2023			
		Assets			
558.79		Bank Account - Nat West	1,984.03		
-		Rent Increases - Hastoe	22.43		
558.79			2,006.46		
		Represented by:-			
44.00		Members Fees	44.00		
41.08		Taxation	108.30		
473.71		Reserve	1,854.16		
558.79			2,006.46		
BANK ACCOUNT - Nat West					
Balance 1st April 2022		558.79			
Hastoe		1,495.31			
		2,054.10			
Less Expenditure		70.07			
Balance 31st March 2023		1,984.03			
Balance per Bank 31/03/23		1,984.03			
Cheques o/s		-			
Balance 31st March 2023		1,984.03			



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Marshwood Community Land Trust Limited							
Income and Expenditure							
For the Year Ended 31st March 2024							
2023		2024					
		Income					
1,495.31			Ground Rent		-		
22.43	1,517.74		Rent Increase		-	-	
		Expenditure					
28.99			Community Projects			-	
108.30	137.29		Taxation			-	
		1,380.45 Excess of Income over Expenditure				-	
Balance Sheet							
31st March 2024							
2023		2024					
		Assets					
1,984.03		Bank Account - Nat West		1,984.03			
22.43		Rent Increases - Hastoe		22.43			
		2,006.46		2,006.46			
		Represented by:-					
44.00		Members Shares		44.00			
108.30		Taxation		108.30			
1,854.16		Reserve		1,854.16			
		2,006.46		2,006.46			
BANK ACCOUNT - Nat West							
Balance 1st April 2023				1,984.03			
Balance 1st April 2024				1,984.03			
Notes							
		Hastoe has not paid the 2023/4 Ground Rent of £1,579.97					
		Hastoe has been invoiced £1,690.57 for 2024/5					



7. Community shop update

The proposed shop site at Colmer stud, opposite the school is currently up for sale since Feb 2024, along with other land which has planning permission for 4 houses and a shop. Until the land is sold, no further action will take place in relation to the shop. Alternatives options were discussed with pros & cons and past history was shared. The board thanked everyone for their suggestions and thoughts and these would be discussed and investigated by the Board.

8. Resolution of Audit Exemption

Charles explained that as the CLT is a small, not-for-profit body with a very small annual turnover there is no legal need to employ an auditor, provided this resolution is approved annually by the members. The resolution was proposed for approval by Jacqui Sewell & 2nd by Ann Hitchcock and duly approved by members by a show of hands.

9. Election & Re-Election of Board Directors

John Piper (Treasurer) & Emma Davies proposed for election as Directors and Fred Bailey & Helen Golding stood for re-election as Directors. Proposed for approval by Alistair Cook & 2nd by Steve Chubb. This was agreed by all those present.

10. Open Discussion – Suggestions /Ideas for Future CLT funding / Projects

An active & very good positive discussion took place, with all members participating, a summary is as follows in no particular order:

- **Introduction of a Welcome Pack** for new residents to the area with details of groups, clubs, society's, activities, community services, telephone numbers etc. Ideas on the content to be agreed. Perhaps a sub group to be formed with members.
- **Notice Board Physical:** Perhaps Tessa & Julian would consider a notice board to be sited at Bottle Inn once refurbishment has been completed to share information for Lambert castle end of the village
- **WhatsApp Group** – creation of WhatsApp group to share information. Do we explore other social media platforms such as Instagram, Tick Tok or Twitter?
- **Footpath B3165 through the village.** This has been raised before but it was agreed to investigate why this was turned down on previous occasions. Perhaps raise with Parish council
- **Affordable Housing:** The board to discuss any other possible sites for building additional affordable housing
- **Community Shop:** Alternative possible sites were discussed and whether there was a community need for a shop. A survey was completed in 2018 (5-6 years ago) but this was before COVID, and the availability of frequent food & goods deliveries in the



area. Perhaps another survey should be conducted to see if the community still require a shop/convenience store. Perhaps the dynamic has changed or could change before a shop is available?

- **Make Villages more appealing to the eye:** Add flowers, bulbs, hanging baskets attractive to entering the villages by the signs or around Bettiscombe village Hall. Are there any gardening clubs?
- **Traffic Speed:** Introduction of white gates either side of the village signs, which has the potential of slowing up the traffic. Further discuss with Parish Council/Highways
- **Finger Post refurbishment** – many of the finger post require maintenance and a plan of regular maintenance should be compiled. Many of the posts are missing roundels (top) in and around community. A complete register of fingerposts location should be compiled and then an action plan can be proposed. Discuss with Parish Council Tim Beer who seems to be active in refurbishment, but it will require more than one champion/group. Perhaps a small project to complete the survey & compile a plan e.g. how many fingerposts are there? What state of repair? Grid ref location? Roundel or not?
- **New Case for Defibrillator:** Check with Ann-Marie if a new case and/or signage is required or is it OK as it stands.
- **Pot Holes & Ditches / Verges:** Poor condition of the local roads was discussed. The board to check with Parish Council on any action plan in the planning and raise the issue at the next meeting.

Thank you to all who attended and meeting was closed.