



Marshwood Community Land Trust

MINUTES

ANNUAL GENERAL MEETING

WEDNESDAY 30TH APRIL 2024 – 5:30 PM

BLACKDOWN VILLAGE HALL

Present (15) Directors: Charles Somers (Chair), John Piper (Treasurer), Fred Bailey, Ann-Marie Chapman, Ali Edwards, Jacqui Sewell, Sonia Yorke

Members: Samantha Martin (Secretary), Marie Winett, Ann Hitchcock, Jacqui Piper, Sarah Forsey, Helen Doble, Pauline Bailey

Non-members: Tim Beer

Apologies Quentin Hitchcock, Michelle Attwood, Peter Attwood, Sarah Cook, Alistair Cook, Brigid Hillier, Julie Alexander, Keith Alexander

MINUTES

1. Welcome and Introduction

Charles welcomed and thanked everyone for attending our Annual General Meeting. Following on from last year AGM, where we wanted to support the restoration & refurbishment of our community finger posts, Charles welcomed & introduced Tim Beer who has been doing a tremendous job in restoring & refurbishing our local finger posts throughout the vale and surrounding areas.

2. Finger Post Update – Tim Beer tim@marshwoodvalecider.com

Tim has compiled an excel spreadsheet listing the finger posts throughout the vale, if anyone is interested in a copy or would like to know if a specific finger post is on the list, in first instance, please get in touch with Samantha Martin

Tim gave an interesting account of the history of the fingerposts and Dorset is only one of four counties which still retain them. He discussed materials used in the past and present, the lettering, thoughts behind the red fingerpost and involved process of refurbishment in order to preserve them.

He recommended that if CLT would like to contribute, it would be better to provide a budget amount to Tim and he could suggest a few locations which we could choose from for refurbishment in coming year.



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3. CLT website www.marshwoodclt.org is now live! – Samantha Martin

Charles was pleased to announce the launch of a new website. Many thanks to Samantha for her hard work in designing, writing and uploading to the web site. Samantha gave a brief update on what was available, such as details of letting for Bramblehay, forms, policies and a section called 'Our Journey' which goes back to 2012 detailing all the activities and achievements over the past years. Everyone was encouraged to go onto the website and any feedback would be very welcome.

4. St Marys Church, Marshwood Update by Sarah Forsey

Charles introduced Sarah Forsey and asked her to give a brief update on the current status of Marshwood Church & School. Sarah provided a summary of the current status.

The Easter Monday event held at Marshwood church where Rev. Lockett held an AGM of the Parochial Church Council (PCC) where a new board was established. This is now led by myself Sarah Forsey and has four other members, two of whom are on our CLT board – Ann-Marie Chapman and Marie Winnett.

A new vicar will arrive in May and the present plan is to hold a few church events throughout the year to raise funds. Following the cream tea held on Easter Monday, the next event will be a plant sale to be held on Sunday 18th May and followed by Bridal & Vintage Car event in August. The events will be advertised on social media.

The church is available for baptisms, weddings and funerals and to allow the school to carry on using it during term times and to pay rent for its use. The plan is also gradually to open the church for public and private events and to install a toilet and catering facilities.

5. Approval of the AGM minutes - 30th April 2024

The minutes of AGM held on 30th April 2024 had been circulated to all members & proposed for approval/acceptance by Sonia Yorke and 2nd Jacqui Sewell. The minutes were approved & accepted as a true record.

6. Declaration of any conflicts of interests – None

7. Chairman's Report by Charles Somers

Charles report was as follows:

[Welcome to you all and thank you for coming to our AGM.](#)

Looking back at my report of last year I can say that we achieved most of what we had planned and I would like to thank everyone who contributed.

We were able to establish new banking arrangements, create a new CLT website (as Samantha has just detailed, tremendous thanks to her) and fund many projects over a catch-up year



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where the plan was, how best could we utilise the accumulated income of £3,000 and avoid paying tax.

As you will see from the accounts these comprised mainly of contributions to the school and church, refurbishment of the defibrillator cabinet at the garage and lovely trees for the Bottle Inn which we hope will become a regular community venue starting with their Nettle Eating Competition in June.

Community Events

On April 30th 2024, last year we held a certified Emergency First Aid course for 15 people ran by First Class First Aid Partnership. This course was originally planned to run during COVID but as for many activities this had to be postponed. Huge thanks & appreciation go to Ali for her efforts in organising, liaising with training company and contacting many of the original delegates to ask if they wanted to attend the event. This was fully funded by the CLT with a small donation from the delegates to go towards expenses of hall hire & refreshments. Thanks to Emma, Jacqui & Samantha for support on the day.

December 19 2024, we held a very successful Christmas get together at the Bottle Inn with mulled wine & mince pies!, this was a great social opportunity to meet up with members, their friends & family. Thank you to Julian & Tessa Blundy for allowing us to hold the event at the Bottle. Our thanks & appreciation to Sonia for organising the refreshments, decorations and even she supplied a small Xmas tree! Sonia was ably supported by Jacqui, Ali & Samantha. We hope to have other community events later this year.

Marshwood School

In October 2024, we donated a sum of £1,000 to go towards 3 projects, which were as follows: Picnic Benches: Their current benches were extremely worn and they wanted to be able to replace these so that the children can enjoy eating their lunch and completing tasks outside as much as possible.

Science Equipment: The science equipment was in need of updating and they were lacking new equipment such as electricity components and petri dishes to allow the children to be more hands on with their learning

Reading books for Reception, years 1 and 2 and Non-Fiction Books for all

Lindsay the school administrator has kept us updated and she has provided us with a detailed progress report on the 3 projects (soon to be on our website), in summary, the benches have been made locally, they have secured a partnership with a Bridport book shop to provide the books at a special reduced price and details of purchased lab equipment including a skeleton and bug containers!

Marshwood Church

In September, we were pleased to contribute £200 to churchyard grass cutting service. The grass grows very quickly during the summer months and frequent mowing ensures the churchyard looks neat and tidy for church services and visitors.



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Bramblehay

A vacancy arose last year at Bramblehay and a new tenant moved in but we realised that the advertising process used by Dorset Council was not satisfactory and so had meetings with them and Hastoe, our housing association, to improve that process and further meetings are planned led by Jacqui and Ali. We hope that our new website can help locals wanting to get on the housing list how exactly to do that and to ensure that their local connection is correctly recognised.

We also met the new Hastoe housing manager and worked with her and the residents at Bramblehay to help to identify and resolve some outstanding maintenance issues there. Through those contacts it has been agreed to put up a memorial plaque at Bramblehay to David Hitchcock, our first CLT chairman, whose efforts contributed so much to establishing the affordable houses.

New Defibrillator Case

Our Defib was purchased in 2018 and the case was beginning to look worn and worse for wear. We felt the state of case might appear that the defib unit was not working, so we have purchased a new up to date case. Thanks to Ann-Marie for organising through the British Heart Foundation. Nigel Lancashire for installing and updating the components and to Sebastian Walther for allowing the Defibrillator to be continued to be located at Marshwood Garage for the benefit of all.

Bottle Inn Trees

Ali & Jacqui took on a gardening project to increase the local tree population!

After much thought on location, we approached The Blundys at Bottle Inn and they were only too happy to receive the donation of 4 trees. At end of March after a few strategic planning sessions, the trees were planted in visible locations from the main road so in time they can be appreciated by people passing by. Many thanks to Ali, Jacqui, Emma & her son, Tessa & Julian & helpers for the transportation, hole digging, planting, staking and now the watering !

Plaques

We realised that we had been remis and not putting a small plaque on or around our grants 'Donation by Marshwood Community Land Trust. Sonia took the lead and found a local supplier to supply and engraving.

Changes to the Board

Emma Davies and Helen Golding stood down as Directors during the year due to other commitments and we thank them for their support over many years: Emma for helping us in particular in the process of changing our banking arrangements and also for tree planning at the Bottle and Helen for her work with the shop committee where activity has been paused mainly because we don't yet have a shop site, the development at Colmer not yet having started – the site is still up for sale. We have invited them to rejoin us any time they wish.



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We have two replacement Directors being proposed today, Samantha, our secretary, and Marie Winnett.

In the coming financial year, we will start with support for finger posts repairs as just described by Tim and we are continually seeking new ideas for how we can use our funds – suggestions please.

I will now hand over to John to explain our financial situation.

8. Treasurer Report presented by John Piper

John presented the accounts for period ending 31st March 2025. Current Balance £1,878.15. A ground rent invoice has been raised to Hastoe for the amount £1,820.74, therefore the available funds for the forthcoming year will be £3,698.89. See page 6. No questions were raised. Ann Hitchcock proposed & 2nd by Pauline Bailey and duly approved by members by a show of hands. The Financials for 31st March 2025 will be signed off and submitted to FCA as a part of AR30 annual returns.

9. 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 Sonia Yorke and duly approved by members by a show of hands.

10. Board Members

Resignation (2): Emma Davies & Helen Golding have resigned as Directors

Rotation of Directors: As per the standing orders, one third of the Board must step down. Sonia Yorke, Ann-Marie Chapman, Jacqui Sewell are stepping down as Directors and are willing to stand for re-election. Proposed for approval by Pauline Bailey and 2nd by Sarah Forsey and duly approved by members by a show of hands.

Proposed New Board Members: Samantha Martin (Secretary) & Marie Winnett wish to stand as Directors. Proposed for approval by Jacqui Sewell and 2nd by Charles Somers and duly approved by members by a show of hands.

Board Positions: Charles Somers (Chairman), John Piper (Treasurer) and Samantha Martin (Secretary) are happy to continue in their respective positions for the forthcoming year. Proposed for approval by Ann Hitchcock and 2nd by Pauline Bailey and duly approved by members by a show of hands

11. Any other Business - None

Thank you to all for attending and meeting was closed.



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Marshwood Community Land Trust Limited

Income and Expenditure

For the Year Ended 31st March 2025

12 Months 2023/4

2024/5

Income

Ground Rent

2022/3 Adjustment

22.43

2023/4

1,579.97

2024/5

1,690.57

3,292.97

Donations

12.00

Members Left

5.00

3,309.97

Expenditure

Community Projects

Defibrillator

213.58

Bettiscombe Parish Hall

100.00

School Grant

1,000.00

Church Grass Cutting

200.00

Food Bank

21.85

Defibrillator Case

609.95

Bottle Inn Trees

465.51

CLT Placques

180.00

2,790.89

AGM and Meeting Costs

302.85

Website Costs

280.02

Stationery

50.84

Bank Charges

4.25

Taxation

3,428.85

Excess of Expenditure over Income

- 118.88

Balance Sheet

31st March 2025

31/03/2024

31/03/2025

Assets

1,984.03 Bank Account - Nat West

-

- Lloyds

1,878.15

22.43 Rent Increases - Hastoe

-

2,006.46

1,878.15

Represented by:-

44.00 Members Shares

57.00

108.30 Taxation

108.30

1,854.16 Reserve

1,712.85

2,006.46

1,878.15

Note

2025/6 Ground Rent

1,820.74

Signed & agreed by:

Charles Somers - Chairman

Date: 21/05/2025

John Piper - Treasurer

Date: 21/05/2025

Samantha Martin - Secretary

Date: 21/05/25