Marshwood Community Land Trust

MINUTES

ANNUAL GENERAL MEETING

THURSDAY 11TH JUNE 2026 – 6:30 PM

THE BOTTLE INN, MARSHWOOD

Present (17) **Directors:** Charles Somers (Chair), John Piper (Treasurer), Samantha Martin (Secretary) Fred Bailey, Ann-Marie Chapman, Ali Edwards, Marie Winnett, Sonia Yorke

Members: Ann Hitchcock, Pauline Bailey, Helen Doble, Sarah Cook, Helen Golding, Sylvia Creed Castle, Sarah Forsey, Fi Budden, Paul Winnett

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

MINUTES

1. **Welcome and Introduction**

   Charles welcomed and thanked everyone for attending our Annual General Meeting.

2. **Finger Post Update – Samantha Martin**

   Following last year AGM in April, where Tim Beer gave an informative talk / presentation on the history, restoration process & associated costs, we agreed to support the restoration of a few local posts.

Three Way Cross / Turners Lane Fingerpost

Three Way Cross /Turners Lane – May 2025



The 1st post is located at the top of Turners Lane, called Three Ways Cross, which was last renovated by our late chairman, David Hitchcock in 2017 but 8 years has passed. After battling with the weather, wildlife, vegetation and attacks by the hedge cutter, the post was in need of some attention

In May, the board agreed to fund the refurbishment with the addition of purchasing new letters for the other side of the arm for Lyme Regis / Axminster. Our secretary, Samantha Martin, wishing to maintain her father's work and the rural posts for the future, decided to tackle the project.

On completion of research and consultation with Dorset fingerpost champion Tim Beer & CPRE (Countryside Charity) with the support of Turners Lane residents, we were ready to start the project.

July 2026 Three Ways Cross After a lot of hard work and lessons learnt along the way, the Three ways Cross is looking great and with a trim to the hedge surrounding the post, its finished.

Missing Rondel



Three Ways Cross – July 2026

Marshwood School Fingerpost



July 2025 – Marshwood School

At the end of July, the Board approved the refurbishment of 2nd fingerpost, located on B3165, opposite the Marshwood School / entrance to Colmer.

The post required, 60 new letters, a new board and paint, after a few setbacks, the post was finally finished and was re-assembled in time for the Vintage Wedding Celebration held at the church in August.

A new roundel for top of the post has been made which was kindly organised by Tim Beer & donated by Dorset National landscape

Sadly, in December, something stuck the board, which caused the metal bracket to break away from the post. Following investigation, it requires a new pole, metal bracket, we are hoping that UMPCC will fund the replacement, in meantime the wooden board & Roundel is stored for safe keeping.



August 2025 – Marshwood School

After having a scout around the local area, the CLT was looking fingerposts which needed partial refurbishment rather than full. A full refurbishment involves a new pole, brackets, wooden boards, letters and cap/rondel which cost over £1,000 upwards which puts it out of CLT budget.

Tim Beer was in the process of fully refurbishing 4 fingerposts funded by UMVPC (Shave Cross, Poorhouse Lane, Venn Lane & Stoke Manderville & Olshay Farm)

We looked at Bettiscombe, (fully plastic), Hawkmoor Hill (Plastic) & Pilsdon Pen (Full refurbishment required).

B3165 Fishpond (Roughmoor) Fingerpost



September 2025 - We identified the post on B3165. Lyme Regis to Crewkerne, near to Lambert Castle, which lies on the border of UMVPC & Char Valley.
After approaching Char Valley, who were pleased to give their permission and were happy to donate £50 towards materials.
The post required rubbing down & re-painting of pole, bracket, letters, roundel (pre-war) and tidy-up of surrounding vegetation.
The refurbishment started, this was the first post with a rondel, so a few more lessons to learn.....

October 2025 – the post was reassembled and finished



November 2025 - Paddocks Cross Fingerpost



In November 2025 - Char Valley Parish Council approached the CLT Board and asked if we would consider renovating the fingerpost located in Marshwood Vale, just past Shave Cross on the way to Bridport. The Board agreed to dismantle & assess how much work & money it would need.
After dismantling and a lot of hard work to remove the letters and remove layers & layers of old paint. The letters are 3" which were originally used for trunk roads and are difficult to come by.

The CLT provided a quotation to Char Valley PC, to see if they would have available funds in their budget.

The post requires 86 new letters 21/2, 2 new wooden boards and paint & misc. materials.

In November, Char Valley PC agreed to support the refurbishment with a kind donation to CLT of £350.

After a delay for Christmas, the letters arrived and painting commenced. New wooden boards were kindly donated but we were still missing 6 letters to complete the post, which Tim Beer kindly sourced and provided.

Finally, by April, with some spring weather the post was completed.

The roundel is missing but as these cost approx. £250, there is a possibility of approaching Dorset national landscape to fund.



Everyone agreed that all the posts so far, look better and happy that we were helping to maintain the countryside heritage. Thanks to Sam Martin & Nigel Lancashire for their hard work.

Peters Gore (Fishpond)

During the meeting, we discussed the next fingerpost, which is Peters Gore, located at the junction of Fishpond Bottom. Sylvia CC said she would speak to lengthsman to tidy around the post and refurbishment planned to start during the summer months with an estimate budget cost of £75 - £100.

3. Marshwood School Update

In October 2024, we donated a sum of £1,000 to go towards 3 projects, which were as follows Science Equipment, Reading Books & Picnic Benches.

June 2025 Marshwood School - With the support of our PFA, Marshwood Community Land Trust, Tesco, Nisa and Dorset Council grant, we have also begun the revamped school garden and have lovely new benches for eating lunch outside to enjoy our beautiful view.



September 2025 – Crowdfunding for PFA Playground - £500

In July 2025, Marshwood School started a crowdfunding project for the PFA playground where they were aiming to raise £4,500. Following the September board meeting, we agreed to donate £500, which Palmers Brewery were matching donations, this gave the PFA £1,000 towards their goal.

We were pleased to be notified that they met their target and were able to move forward with purchasing new play equipment.

4. Marshwood Church – PCC



The PCC planned a number of events throughout the year to raise funds to support the maintenance of the church, plant sales (May)
A very interesting Vintage Wedding Celebration weekend held in August. A number of local people loaned their wedding dress from 1920 to 2020 with supporting photographs, unfortunately the weather was miserable.
October – Harvest festival with an auction hosted by Jamie to raise funds.
In November – people were asked to knit / croquet poppies.
Wonderful events were held in neighbouring Hawkchurch & Whitchurch.
A service was held at our own war memorial opposite Marshwood church.
A 2026 Marshwood calendar was produced led by Marie. In December, a Christmas Tree & decorations were requested & donated to enable them to put up a super festive display. Wreath making, Christingle Service with music from Marshwood School and Carols by Candlelight.
Fi Budden: Gave an update for church maintenance & facilities and said there would be an expression of interest to be held in September 2026.

5. Marshwood Red Telephone Box Refurbishment Project

CLT will be facilitating the refurbishment of the Red Telephone Box in village at the entrance to Marshalsea, in conjunction with UMVPC. The project will not start until September 2026.

6. 20MPH Speed Limit / Village Gateway Update – Helen Golding

Helen gave an update of the work so far & an update from the council & Dorset highways meeting in February 2026 and said the next stage would be a survey to gauge the community opinion.

7. Approval of the AGM minutes – Wednesday 30th April 2025

The minutes of AGM held on 30th April 2025 had been circulated to all members & proposed for approval/acceptance by Sarah Cook and 2nd Ann Hitchcock. The minutes were approved & accepted as a true record.

8. Declaration of any conflicts of interests – None

9. Chairman's Report by Charles Somers

Charles report was as follows:
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 to all of that especially to Samantha who put so much work into refurbishing local finger posts.
As you will see from the accounts the main items this year were finger posts (Samantha to give details) and contributions to the school for playground equipment.
We had another successful Christmas get together at the Bottle Inn in very cold weather and hope to have other community events later this year.
Two of our board members (Anne-Marie Chapman and Marie Winnet) are members of the Parochial Church Council (PCC) and so we are able to get regular updates of activity there and what we might contribute to in future. The church is open for public and private events and plans may emerge to install a toilet and catering facilities there.

We have two Directors stepping down, being proposed today, Ali Edwards & myself, Charles Somers. In the coming financial year, we have started with support for playground equipment for the pre-school group at Whitchurch, which feeds into the primary school here in Marshwood and will continue with finger post repairs as just described by Samantha. We also have permission from the parish council to refurbish the phone box near the garage but are waiting for the surrounding hedge to be cut which cannot happen until this autumn.
Helen has outlined the ideas for traffic calming measures through the village and we may, at some point, contribute to those costs, mainly to be borne by the county and parish councils.
We are continually looking for new ideas for how we can use our funds – suggestions please. I will now hand over to John to explain our financial situation and then move on to the formal parts of our agenda.

10. Treasurer Report presented by John Piper

John presented the accounts for period ending 31st March 2026. Current Balance £1,859.80. A ground rent invoice has been raised to Hastoe for the amount £1,908.14, therefore the available funds for the forthcoming year will be £3,767.94. See below. No questions were raised. Samantha Martin proposed & 2nd by Charles Somers and duly approved by members by a show of hands. The Financials for 31st March 2026 will be submitted to FCA as a part of AR30 annual returns. (Copy of Accounts see Page 7)

11. 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 Ali Edwards & 2nd by Charles Somers and duly approved by members by a show of hands.

12. Board Members

Resignation (1): Jacqui Sewell has resigned as Director due to ill health but is currently an honorary Board member

Rotation of Directors: As per the standing orders, one third of the Board must step down, Charles Somers & Ali Edwards will step down as Directors but are willing to stand for re-election.
Proposed for approval by Ann Hitchcock and 2nd by Pauline Bailey and duly approved by members by a show of hands. They are duly re-elected to the board.

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

13. Any other Business

Colmer Development – No news or update

Thank you to all who attended and many thanks to Julian & Tessa, Bottle Inn for hosting the AGM.
The meeting was closed.

Marshwood Community Land Trust Limited

Income and Expenditure

For the Year Ended 31st March 2026

2024/5			2025/6	
		Income		
-		**Ground Rent**		
22.43		2022/3 Adjustment	-	
1,579.97		2023/4	-	
1,690.57	3,292.97	2024/5	-	
		2025/6	1,820.74	1,820.74
	12.00	**Donations**		-
	5.00	**Members Left**		-
	3,309.97			1,820.74
		Expenditure		
		Community Projects		
213.58		Defribilator	-	
100.00		Bettiscombe Parish Hall	-	
1,000.00		School Grant - Playground	500.00	
200.00		Church Grass Cutting	-	
21.85		Food Bank	-	
609.95		Defribillator Case	-	
465.51		Bottle Inn Trees	-	
-		Finger Posts	1,140.80	
180.00		CLT Placques	-	
2,790.89			**1,640.80**	
302.85		AGM and Meeting Costs	80.95	
280.02		Website Costs	80.64	
50.84		Stationery	-	
4.25		Bank Charges	51.00	
	3,428.85			1,853.39
	-	Taxation		-
	- 118.88	**Excess of Expenditure over Income**		**- 32.65**

Balance Sheet

31st March 2026

31/03/2025			31/03/2026
		Assets	
	1,878.15	**Bank Account - Lloyds**	**1,859.80**
	1,878.15		**1,859.80**
		Represented by:-	
	57.00	**Members Shares**	**58.00**
	108.30	**Taxation**	**108.30**
	1,712.85	**Reserve**	**1,693.50**
	1,878.15		**1,859.80**

Note

2026/7	**Ground Rent**	**1,908.14**	**Paid**