



Chairman's Report – 2017 AGM

Welcome to another AGM. It is with pleasure that I introduce and welcome Simon Patton who joined the Board in March and also welcome but due to a personal prior commitment am unable to introduce Jenny Kosicki who joined the Board at the same time. It is with a corresponding degree of disappointment that I tell you of Paul Holbrook's resignation from the Board last February and take this opportunity to record the debt of thanks the CLT owe Paul for the huge contribution he made including and especially as our technical liaison with Hastoe during the house building period. He continues to be greatly missed.

Board members: the Rules governing the CLT require a third of the board to stand down at each AGM as well as anyone who has been co-opted since the previous AGM (*Rule 18.1*). This is so that others have an opportunity to stand for election and in respect of anyone who has been co-opted so that all members have the opportunity to vote on the appointment. This year Angus Davidson and I are the elected board members standing down and Simon and Jenny are two co-opted directors. I am pleased to tell you that all four of us are standing for re-election and as there are no new applicants for the board there will be no need for any vote; we will be re-elected unopposed at the conclusion of this meeting. We still have two vacancies on the board should any members wish to apply.

CLT Membership at 31st March was 44.

Financial: The Treasurer will present his report and the financial year end accounts as at 31st March 2017.

Whilst the financial reporting (and also the report on Deeds, Trusts and Leases) is to the end of our financial year, the CLT Chairman's report is always as up to date as possible as it is current information in which members are most interested.

1. **The CLT's housing project at Roman Way (BA22 7FD).**

Heating: A significant complaint during this period was about the heating. This has finally been resolved by Hastoe supplying an additional heater to each rental property and offering similar to each shared owned property.

Community Area: This area had been used by the building contractors under a licence agreement between the CLT and Hastoe. The area was returned to the CLT on the 18th October 2016 and since then Paul Holbrook and more recently Angus Davidson have managed the grass mowing, with the grateful thanks of the rest of the Board. We now know that the mower purchased by the PC and mentioned in the last Report was given to the PFC unconditionally. The Council expressed the hope that the PFC would make the mower available to other organisations in the parish but that it was for the PFC to determine whether or not this was feasible and if it was to make the appropriate arrangements, however there are insurance implications. Therefore the CLT will now be considering how it manages the future maintenance as well as pursuing the provision of the proposed seat. Residents were invited to submit their own suggestions but disappointingly none were received.

Archaeology: Angus Davidson and Jenny Kosicki visited Wessex Archaeology in May and we are now waiting for a proposal from Wessex for the conservation, storage and display of this material.

2. The CLT's possible second project – Countess Gytha old school site

The school vacated the property in June 2016.

Since my last Chairman's Report and in brief the following has happened and is where we are today:

- In January 2017 the CLT Board submitted an Expression of interest to SCC for the site to be transferred as an Asset of Community Value. We were told that this was well received.
- In February the PC arranged a village meeting, to which all CLT members were invited, and asked the CLT Board to present its plans. These were broadly a summary of the Expression of Interest and a copy of the presentation is available on request.
- The CLT working group continued developing the feasibility study and its consultant, Diana Moore, began upgrading this into a Business Plan but we then received notice from SCC that its education arm was interested in retaining the site for a satellite school for Sky College, Taunton, and were preparing a bid proposal. We were in a hiatus for a few months.
- Earlier this month, October, we received notice that the SCC bid had been withdrawn and we were invited to re-submit our Expression of Interest as well as finding a capital purchase of £200,000 for the whole site.
- At the CLT Board meeting last Thursday, 12th, there was a majority decision that the working group would continue collecting data, seeking grants and other preparatory work. We have until the end of November to complete drafting the Business Plan (which will involve revisiting all interested parties) and updating the Expression of Interest.
- As previously committed no legally binding decision would be made without the support of the CLT members. At present we are putting together a proposal without any legally binding commitment.

As I said last year, it would be rewarding if our great achievement of the housing project is replicated in another successful project. This could be the OSS, which is a never to be repeated opportunity that could secure the site for the community in perpetuity – and it would meet our AIMS which are:

1. To maintain or improve the physical, social and economic infrastructure within Queen Camel Parish;
2. To advance education (particularly concerning asset based community development and enterprises with a community or environmental focus); and
3. To provide an opportunity for public-spirited people and organisations to contribute financially to the community, with the expectation of a social dividend, rather than personal financial reward.

As always a public 'thank you' to my fellow board members for their continuing support and to you our members.

Rosemary Heath-Coleman
Chairman, QC CLT Ltd.
19th October 2017