



Chairman's Report – 2018 AGM

Welcome to our 7th AGM. We have no new board members to introduce this year but we do have one farewell. It is with very great disappointment that I have to tell you that due to personal circumstances Lesley Naylor is standing down at the conclusion of this meeting. Lesley has been our Company Secretary since our inception in December 2011 and as well as recording the appreciation and thanks of the Board I wish to record a personal thank you for her great support to me over these years. She will be greatly missed. We now have to appoint a new Secretary, who must be a CLT member but not necessarily a Board member.

Board members: as I repeat every year, our Rules governing the CLT require a third of the board to stand down at each AGM. This year the second director standing down is Peter Naylor but we are pleased to record that he is re-standing. I take this opportunity to record the Board's grateful thanks for his work as Treasurer in keeping our finances in shipshape order ever since we started in December 2011. As there have been no other applicants for the board, there will be no need to vote on Pete's application and he will be re-elected unopposed at the conclusion of the meeting. We will then have three vacancies on the board should any members wish to apply for co-option.

CLT Membership at 31st March was 44.

Financial: The Treasurer will present his report and the financial year end accounts as at 31st March 2018.

Whilst the financial reporting (and also the report on Deeds, Trusts and Leases) is to the end of our financial year, the 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).**

Occupation at Roman Way: The CLT has a responsibility to confirm with Hastoe Housing Association the local connection claimed by prospective new tenants. It was encouraging to be advised by Hastoe that there have been no changes in tenancies, hence no requests to the CLT to confirm the local connection.

Community Area: We have yet to finally decide if we should put a seat on the site, maybe in memory of someone. We have asked the residents in Roman Way for any suggestions, however so far they have not come up with any.

Archaeology: Angus Davidson and Jenny Kosicki are still liaising with Wessex Archaeology regarding the archaeology extracted from the land at Roman Way, the best of which we hope to be able to display in the village.

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

The background history and activities up to October can now be viewed on the CLT's website at www.gcclt.co.uk. The following is some extracted and significant information together with some of the key activities now being done by the CLT's working group. *(the working group is Chris, Pete, Simon and me)*

Aim & Vision: the CLT's aim is to acquire these premises in perpetuity (with asset lock) for the local and wider community. Its vision is to develop them into a self-sustaining, vibrant enterprise that has strong ethical values and business practices, is universally welcoming to all, with a focus on the promotion of health, wellbeing, learning and creativity and spawning new business enterprises.

The emphasis is on providing a facility that meets the **needs** of people living in the local and wider community, some of this through future employment and training opportunities in the workshop/IT/office network and also through practical learning, both inside and outside.

Specifically, this will:

- provide space and support for start-up artisan type businesses with a longer-term goal of taking on young trainees and office and archive facilities;
- provide life enhancing facilities (including a café and informal library, a 'Men's Shed' and possibly a 'Changing Place Shower & Toilet'), activities and therapies for all ages and especially for those with any kind of special needs or disadvantage (e.g. physical, mental, communication, social isolation) including carers;
- have a sensory garden that includes growing food for the café and is attended by young people with special needs.
- be self-sustaining and provide services that have an environmental impact, e.g. reduce the need to travel to access employment and statutory services.

The well-being aspect of the centre will be supported by charities, Council services and community groups. This will also help to deliver aspects of strategic services, e.g. that meet the needs of the County Council, which is one of the reasons why they are supportive of the CLT having the site, and have offered the discount on the purchase price.

The CLT's vision includes developing the site in keeping with the historic nature of the buildings and a Conservation Area, and transforming the interior with modern amenities presented in a rural style befitting of its location and history.

Price: On 9th February this year, the CLT received an e-mail from SCC offering the freehold of the site at a discounted price (called 'less than best consideration') of £250,000. The SCC market valuation is £400,000.

On 12th June, County Councillor, Mike Lewis, and two CLT directors met the Leader of the County Council and two others at County Hall. At this meeting it was emphasised more than a few times that they had every confidence in the CLT, both its legal structure and its track record in respect of the successful housing project. It was clear that they genuinely wanted the CLT to have the site but they were under extreme financial pressure and were unable to move on the price or that the freehold transfer had to be concluded by the end of the financial year (31st March 2019). However, they did move on the terms of payment by offering 40% to be paid after completion and in the next financial year.

The District Council also supports the CLT's aims and vision and is investigating the terms on which it can make a short-term loan pending capital grant funding becoming available. In this respect, the CLT has submitted capital grant applications. The aim is to purchase and set up the property using grants and through our business plan to run a self-sustaining day-to-day enterprise.

The CLT has also submitted smaller grant applications. Two have been awarded through Bright Ideas, one for specialist support and one for £14,700 to cover some of the costs in respect of the acquisition of the OSS, i.e. legal, surveys, continuing specialist support and a contribution to the cost of launching a Share Option Scheme. The award of these grants reflects the wider support for the CLT taking on this project and helping us undertake our due diligence around its viability.

Legal – we have engaged Battens Solicitors (our solicitors for the housing project). Their work will include the many searches, various agreements (SCC and SSDC and future tenants on the site) and a lot of advice.

Surveys – we have engaged Philip Hughes of Wincanton. They have just completed a very thorough site survey and will be submitting their report very shortly.

Planning Application for Change-of-Use is in process and we are in dialogue with SSDC Planning Department. This includes such matters as transport (vehicle access) and flood assessment.

Publicity and Communication

We are preparing a survey to bring right up-to-date our understanding of needs that exist within the local and wider community and possible users for the site. This is being done through the Community Council of Somerset and we are awaiting their finalised questionnaire and a grant award from Awards for All. We plan this survey is carried out during November.

We are planning an open event on **Saturday, 24th November**, and we hope that some of the organisations/individuals that would be supporting us with the enterprise will be present. At this event we will also have information on the **Share Option Scheme** that we plan to launch in January.

A name! we are thinking about a name for the enterprise in place of 'old school site'. We have received one suggestion and would welcome others from our members.

A Business Plan is already guiding our work and is awaiting the results from the surveys and some up-to-date cost analysis information that our professional adviser has been investigating. As soon as we have the missing information and have presented this to the full Board, we will make the Business Plan available to our members, noting that it is a working document and will be continually updated as developments take place. **Only if (a) the financial information in that Plan confirms that the enterprise can become self-sustaining and (b) capital funding is available would the CLT proceed with the project.**

I conclude with what I said on the past two years, 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 – **with a final reminder that we have board vacancies and would really welcome some new applicants.**

Rosemary Heath-Coleman
Chairman, QC CLT Ltd.
25th October 2018