Brighton & Hove Community Land Trust

Annual General Meeting

September 12th 2019
5.45pm - 9.00pm

BMECP Centre, 10A Fleet Street, Brighton BN1 4ZE
Minutes

The AGM was quorate throughout, according to rule 8.5 which requires the presence of 10% of members with a minimum of 3 and a maximum of 25.

Rita Garner, Director, welcomed everyone to the second AGM of the Brighton & Hove Community Land Trust.

1. Approval of rules amendment
The details of the rule amendment and the need for it were introduced by Peter Clarke, Treasurer. It had been circulated with the agenda and was available in hard copy at the meeting. Questions were answered as to the need for the amendment.

The following proposal was put:
That section 3.2.1 be changed to:
3.2.1 by acquiring, holding, providing, leasing, developing and managing social housing, land and other assets in the area of benefit;

Rule change vote (34 voting)

- For – 34
- Against – 0
- Abstentions – 0

The rule change was therefore passed with greater than the required 75% majority of those voting (rule 34.1).

2. Appointment of Directors
Details had been sent with the Agenda to all members and hard copies were available at the meeting.

> **Janet Crome** was co-opted as a Director of BHCLT earlier this year. Living in Brighton for over 6 years, she has become very fond of the place, but also recognises the inherent problems and the many housing difficulties it presents to many people who live here.

She has extensive experience in social housing development having been a founding partner in a specialist consultancy practice working for large and small Housing Associations in London and the South East.

Her fundamental ambition is to provide genuinely affordable housing for a wide range of different groups of people in Brighton. The impetus and motivation to join the Board arose out of a particular project that had been to set up a co-housing group of Older Lesbians in Brighton, that sadly failed to materialise. However, lessons have been learnt!

Though now retired from housing development, Janet has maintained a substantial address book of housing contacts who could be persuaded to help bring many community projects to successful fruition. She will hopefully help contribute positively for BHCLT to achieve its own admirable aims and ambitions with practical and sound advice.

Peter Clarke is a founder Director and has been Treasurer since registration. He is also a founder member of South Downs Eco Housing Co-operative (now also a CLT).

Contribution to vision - Community-led approaches can provide the effective housing solutions which neither state nor market have offered. Affordable housing is important for itself, but also as an issue to challenge what neo-liberalism has done to our world. We have an opportunity to show how different (and beautiful) our housing (and planning) would be, if communities were enabled to engage creatively with their own real-life problems. Peter is interested in contributing to the CLT as a social movement, aimed at transforming the way we do housing in B&H, networking with other local initiatives to work for radical regenerative solutions in response to the multiple emergencies of climate, biodiversity, and social inequality.

Skills and experience – He has experience in building and architecture, community development, administration of grant-funded and community-led programmes. He has attended the full national Community Housing Enabler training course.

Role and time offered - Peter is retired and will continue to offer around two days per week to the CLT. He hopes in future to be able to hand over more of the financial work, to be able to concentrate on the strategic side, and on specific projects.

Conflicts of interest – Peter's work in the CLT is grounded in his membership of South Downs Eco Co-operative, but he will not participate in decisions relating directly to his co-op.

Janet Crome and Peter Clarke were elected as Directors unanimously.

- For – 34
- Against – 0
- Abstentions – 0

3. Approval of accounts, balance sheet and application of surplus

The Treasurer, Peter Clarke, presented the accounts for the year ended 31 March 2019, as prepared by Third Sector Accountancy Limited.

Peter expanded on the importance of not being solely grant funded. Financial sustainability could be achieved by a combination of raising a 'war chest' to buy freehold or lease land and property, providing services to groups and receiving solidarity contributions from local groups committed to building the CLH movement in Brighton and Hove. The key to a strong local movement is to develop sustainability through mutual support and solidarity.

The turnover for the period was £265,147, which was financed almost entirely by the Community Housing Grant of the (former) Department for Communities and Local Government, channelled via Brighton & Hove City Council, which was credited to the income statement as the related expenditure was incurred. There was therefore no surplus nor deficit in the period. The balance sheet shows net assets of £274, corresponding to member shares. At the year-end date 31/03/19, 97 of these members owed the payment of their shares.

The accounts were approved.

- For – 34
- Against – 0
- Abstentions – 0

4. Appointment of auditor

In accordance with Rule 35.6, the following proposal was put:

Since the turnover reflected in the accounts for 2018-19 is below the corresponding threshold, Brighton & Hove Community Land Trust do not at this time require an audit, and the Directors therefore propose that no audit be carried out.

- For – 34
- Against – 0
- Abstentions – 0

The proposal was passed.