



## **Horsted Keynes Community Land Trust Ltd**

### **Minutes of Annual General Meeting**

**held on Wednesday 23<sup>rd</sup> April 2025 at 7.30pm**

**at the Village Hall, The Green, Horsted Keynes**

#### **Attendance**

The meeting was attended by 22 members and 4 guests. A full list of those attending is held on record.

#### **1. Apologies for absence**

Apologies were received from: Judith Bowron, Brian Oliver, Fiona Price, Judith Lasis, Rhoda Miles, Jackie McGahan, Patrick McGahan, Simon Usher, Katie Fairbairn and Malcolm Amos and a schedule of the proxy voting instructions was provided to the Chairman by the Secretary and is held on record.

#### **2. Declarations of interest**

No declarations of interest were made.

#### **3. Chairman's report**

The Chairman gave a full and detailed account of the activities of the HK CLT with an update on the negotiations to acquire the freehold interest of 6 affordable homes on the Police House Field site. He outlined the proposed partnership arrangement with Hastoe Housing Association and the role that

Action in Rural Sussex play in providing support for the HK CLT. A copy of the Chairman's presentation is attached.

#### **4. Finance report**

##### **a. Receive financial statements for the period 9<sup>th</sup> Oct to 31<sup>st</sup> Dec 2024**

A copy of the financial statement had been issued to all members before the meeting. The Treasurer explained that the transferred balance of £2,132 was the remainder of a grant from the National Community Land Trust which was awarded several years ago to the HK CLT Feasibility Group to cover start-up costs. The grant of £180 was from the Parish Council to cover continuing membership of the NCLT and the donations were those generously made by people when they signed up as members. Admin expenses included website expenses and a one-off fee from the Financial Conduct Authority for HK CLT's incorporation.

Since these accounts were prepared, a sum of £1,095 for legal expenses, in connection with the Section 106 Agreement review on the Police House Field site, has been paid and some further donations have been gratefully received, giving a current balance of just under £1,000.

It was explained that the accounts for the period 9<sup>th</sup> Oct to 31<sup>st</sup> Dec 2024 had been approved by the Interim Board and were duly received by the members at the meeting. A signed copy is held on record.

##### **b. Proposal to waive formal audit for Financial Year to 31<sup>st</sup> Dec 2025**

The Treasurer explained that there is no legal requirement for the accounts to be audited and, given the relatively short period and low value, the Board did not consider this be necessary, but this was a matter for the members to decide.

A proposal to waive formal audit for Financial Year to 31<sup>st</sup> Dec 2025 was made by Sue Stewart, seconded by Paul Fairweather and unanimously agreed by the members.

Lynne Mulcare (who was not standing for election to the new Board) was thanked by the Chairman for all the work that she had done as Treasurer since the HK CLT Feasibility was first set up in 2018.

## **5. Membership report**

The Secretary noted that the HK CLT had 66 members and had set a target to grow the membership to 100. It was felt that having a membership of that order would help to demonstrate that it was broadly representative of the whole community.

## **6. Election of Board Members**

The following members were recommended for election by the Interim Board: Sarah Amos, Paul Fairbairn, Phil Green, Phil Miles, Geri Silverstone and Mark Syrett. Each individual nominee was unanimously voted for by the members.

After the meeting closed the Chairman introduced Jo Petford who gave a presentation on behalf of Hastoe, the registered affordable housing provider for the Old Police House Field site. An informal discussion with questions and answers followed.