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Minutes of the 2021 Annual General Meeting of the Uppingham Homes Community Land Trust held at 6pm on Wednesday September 22nd in The Falcon Hotel

1. Membership Register, Roll Call and Quorum Confirmation

Eleven of the 12 UHCLT members listed on the publicly available membership register were recorded as attending the meeting. They were David Ainslie BEM, Graham Allison, Edward Baines (in the chair), Christine Edwards, Kathleen Gilbert, Mark Shaw, Margaret J Simpson BEM, Ron Simpson BEM, Geoff Thompson, and Nick Townsend. The Secretary confirmed the meeting was quorate

2. Apologies for absence

Member Janet Thompson BEM

3. Chair's Welcome and Introductions

Chair Edward Baines welcomed everyone to the meeting and noted the excellent attendance.

4. Board Member Declarations of Interest

These were noted as documented in the board members' register of interests

5. To receive the minutes of the 2020 AGM

Unanimously approved that they be received

6. Matters Arising

None

7. To note the retirement of Director Geoff Thompson and following a recommendation from the board at its September meeting under rule D7.1 (relevant skills, knowledge and experience), to appoint UHCLT member Nina Radford (Member No UPP11) as a director and member of the board of Uppingham Homes CLT

Following a tribute to Geoff Thompson's significant contribution to The Society's development to date, his resignation from the role was received and the recommendation of the board to appoint Nina Radford as Finance Director unanimously approved.

8. To receive the annual report for the period ending 31 March 2021 comprising the unaudited income and expenditure accounts, balance sheet and report from the board together with the report from the independent examiner

Unanimously approved that the Annual Report be received

9. To approve a resolution under Section 84 of the Co-operative and Community Benefits Societies Act 2014 to disapply Section 83 (duty to appoint auditors) of the said Act in respect of the year of account 2021–2022

Unanimously approved.

10. To note the automatic reappointment of auditors under Section 93(1) of the Co-operative and Community Benefit Societies Act 2014 and in accordance with Rule F4.

Noted and approved.

11. To consider the board's progress in establishing procedures required by Rule D

The Secretary asked members to note the significant progress made to date in establishing these procedures. Following discussion, it was agreed that The Society Secretary draft a simple form of 360% board member/director and Chair appraisal system for approval by the board.

12. Uppingham Homes CLT – The story so far and next steps

The Secretary provided the membership with a brief overview of the progress made so far in establishing UHCLT and seeking status as a Registered Housing Provider able to build, sell and rent affordable homes in its area of benefit.

The possibility of additional new sites was discussed as well as a possible appeal on the Badley Orchard site which is subject to ongoing research, a final board decision, and suitable funding being secured. Directors DA and GT reported completion of such a funding bid. It was, however, noted and agreed that the Society must withdraw the Badley Orchard site from the draft Neighbourhood Plan update as planning guidance required this once an application had been refused.

It was agreed that The Society should now press forward with its work to secure new sources of funding, new sites and a possible community share issue. Possible further collaboration with the Town Council and Rutland County Council was noted.

13. To approve the date of the 2022 AGM

Agreed as Thursday September 8th 2022

14. Member questions and discussion.

A short closing question and answer session was provided for the membership to cover any issues of member interest not addressed by the AGM. Discussion explored how the Society is empowered by legislation to prioritise the housing needs of local young families.

Ron Simpson
Secretary
30.9.2021

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The Uppingham Homes Community Land Trust is registered with the Financial Conduct Authority under the Co-operative and Community Benefit Societies Act 2014 as a Community Benefit Society. Registered Office: The Falcon Hotel, Market Place, Uppingham, Rutland LE15 9PY Registration number 8155