

Beer Community Land Trust
Annual General Meeting 2024
Thursday 16th May 2024
Scout Hut 7:00 pm

Minutes

Present: Geoff Pook, Adam Brewer, Matthew Bond, Marc Newton, Martin Richards (BPC), John Heath (EDDC)

1. Apologies:
Jo Fox (resigned in the year as PR & Membership)
Marcus Hartnell (DCC)
2. Minutes of the 2023 AGM.
Circulated and approved, Prop Geoff Pook, Sec Adam Brewer
3. Adoption of the accounts for the year ending 31st July 2023.
All agreed, carried.
4. Annual report presented by the chair (period 1/8/23 to date).
See Annual Report.
5. Election of Board Members
 - a. CLT members wishing to be sit on the management board.
None, however slight interest from a couple with more information provided post meeting.
6. Election of officers. Nominations may be taken on the night or submitted in writing to the minute secretary by 10:00 on 15th May 2024
 - a. Election of Chair - Adam Brewer
Prop Geoff Pook, Sec Matt Bond
 - b. Election of Treasurer - Matt Bond
Prop Geoff Pook, Sec Adam Brewer
 - c. Election of Company Secretary - Geoff Pook
Prop Matt Bond, Sec Adam Brewer
 - d. Appointment of Membership Secretary
Potential for a known individual to come forward, pursued post meeting
 - e. Appointment of Maintenance lead - Marc Newton
Prop Geoff Pook, Sec Adam Brewer
 - f. Beer PC representative - Martin Richards
Prop Geoff Pook, Sec Adam Brewer
 - g. Appointment of Meeting and Minute Secretary
None Appointed, carried out by Company Secretary in the interim
 - h. Appointment of Housing Lead
None Appointed, carried out by Board in the interim
 - i. Appointment of Governance Lead
None Appointed, carried out by Board in the interim but with the intention of appointing a Regulatory and Corporate (RC) member for this role
 - j. EDDC representative - John Heath
Prop Geoff Pook, Sec Adam Brewer

- k. DCC representative - Marcus Hartnell
Marcus was not in attendance, but will continue until May 2025 (at the end of his term), Prop Geoff Pook, Sec Adam Brewer
 - l. New board member leads required, Tenants and Allocation
Tenants (Anne Gladstone was interested in finding out more about the role), Allocations (Anna Bond, Tracey Humphrey, and John Moughton to continue for now), Prop Geoff Pook, Sec Adam Brewer
- 7. Appointment of Independent Examiner (current Hammett Associates)
Hammett Associates to continue. Prop Geoff Pook, Sec Adam Brewer
 - 8. Appointment of Audit Committee
To be discussed and appointed post meeting if possible.
 - 9. Agree date of next AGM.
May 2025

Items for public discussion

- 10. The CLT is looking to introduce a community investment share scheme.
AB walked through the scheme, potential for this to reach a wider audience with a better understanding and awareness of the social benefits.
- 11. Change in management ethos from 100% volunteer input to paid support for essential and specialist responsibilities.
General agreement that gaps in roles will need to be filled over the next 12 months.

End of meeting, informal discussion on new housing if required