

Legal Form Meeting Notes

Tolzey Hall, Marshfield, 7.00pm, 14th April 2016

Attending: Oliver Shirley; Peter Ballard; Sharon Petala; Jim Brookes; Ian Dawes; Sally Flint; Ian Jones; David Dodd; Christine Eden; Felix Paige; Simon Turner; Colin Trask; Peter Frankland; Trevor Davis; Jeremy Warren; Howard Finnegan; Alison Ward (WCLTP)

Apologies: Janet Aitken; Mike Krohn

1. Welcome and Introductions

2. What is a Community Land Trust?

AW talked through the presentation on legal forms for Community Land Trusts and explained how, in order to meet the legal definition of a Community Land Trust, the group needs to choose a legal form that is not for private profit; asset locked; enshrines community leadership; and is democratic.

3. Considerations when choosing a legal form – funding; future activities; tax
The group felt that they required a legal form that could be flexible in terms of funding and future activities.

4. Recommendations for choice of legal form

A Community Benefit Society was recommended as the most suitable legal form. AW explained that the Wessex CLT Project can provide a governing document (Rules) designed specifically to be appropriate for Community Land Trusts. There would need to be an initial Board of Directors, once incorporated the Community Benefit Society would need to recruit members, after 6 months the Community Benefit Society will hold a Special General Meeting at which all of the initial Directors will stand down and the board of Directors will then be democratically elected by the membership.

5. Structuring the CLT and governing document

- The community of benefit: The group would like more time to consider this and will revisit it at the next steering group meeting
- Roles – Secretary, Chair and Treasurer: Christine Eden was nominated as Chair and accepted; Oliver Shirley was nominated as Vice Chair and accepted; Sharon Petala volunteered for the role of Minutes Secretary; Simon Turner volunteered for the role of Treasurer. It was agreed to revisit the formal role of Secretary at the next steering group meeting once members have had a chance to consider it.

- A registered address: A decision on this should await the appointment of Secretary (to whom official post will be sent).
- Founder members: To be addressed at the next steering group meeting.
- Members under the age of 16: It was agreed that members should be over 16.
- Minimum number of Directors: It was agreed that 3 would be the minimum number of Directors.
- Casting vote for Chair: It was agreed that the Chair should have a casting vote.

6. Next Steps

AW to prepare a draft governing document for the Community Benefit Society and to circulate to the steering group for their review. All steering group members to consider whether they would like to be initial Directors, and whether to also have a wider steering group including people who are not Directors. The steering group to also consider the community of benefit (boundary) and secretary role for discussion at the next steering group meeting.