



Minutes of the Special General Meeting held on 7 December 2016 in the Small Hall of the Community Centre

1. Present Janet & Nigel Aitken, Liz Ball, Denis & Linda Beazer, Jim Brookes, David Colbourne, Ian Dawes, David & Joye Dodd, Christine & Colin Eden, Anne Firman, Howard Finnegan, Edel Gandar, Heather Greenwood, Anne Hartington, Peter Hogben, Anne & Bill Jerrom, Ian Jones, Tony Kerr, Mike Krohn, Felix Page, Kerry Perry, Jill Roseberry, Oliver Shirley, Ros Snow, Colin Trask, Simon Turner and Brian Weaving
In Attendance Steve Watson Wessex CLT

2. Chair's Welcome Christine Eden welcomed members to the SGM and thanked everyone for their support to date. She explained that under the Community Benefit Societies' Rules we were required to hold a SGM to elect Board members within 6 months of incorporation thus establishing Marshfield CLT as a democratic not-for-profit organisation committed to providing benefits for the community of Marshfield.

3. Apologies. These were received from Bill Bruce, Anne Colbourne, John Fuller, Glenys James, Pam Mills, Anthony Nolan, Richard & Sue Shreeve, Claire Small, Celia & Mike Strathdee, and John Van Oss.

4. Progress Review. CE referred to the meeting that had taken place in the Small Hall nearly a year before at which the decision had been taken to explore the possibility of establishing a Community Land Trust in Marshfield with an initial focus on affordable housing. Since then a great deal of work and progress had been achieved by people from the village working closely with Steve Watson and Alison Ward of Wessex CLT. Marshfield Community Land Trust was now properly incorporated as a Community Benefit Society with rules and proper corporate governance. A Board of Directors was in place albeit through a process of self selection and the purpose of this SGM was for the members, all 149 of them, to have the opportunity to elect a properly constituted Board of Directors.

CE went on to say that a good deal of progress had been achieved, MCLT now had a website, a Bank account and had embarked on a process of site selection. This process is nearly completed and it is hoped that an announcement on the chosen site would be made early in the New Year. Following on from that there would be a site feasibility study, planning application and the appointment of a Housing Association and architect. Additionally Information Workshops would be arranged for potential beneficiaries. CE also thanked the various people who have supported the development of the CLT, including the members. The support of the Parish Council in a number of ways has been very helpful and appreciated by the MCLT.

5. Election of Directors. David Dodd, Secretary, announced that eight nominations for Director had been received, all properly proposed and seconded by members. MCLT had established an upper limit of nine directors under the rules and therefore the eight nominated were elected Directors. They were:-

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| Christine Eden | Proposed by Irene Parry | Seconded by Ann Firman |
| David Dodd | Proposed by Neil Garrard | Seconded by Harriet George |
| Jim Brookes | Proposed by Tony Kerr | Seconded by Bob Parry |
| Ian Dawes | Proposed by Elizabeth Redman | Seconded by George Roberts |
| Ian Jones | Proposed by Ellie Ratcliffe | Seconded by Steve Ratcliffe |
| Mike Krohn | Proposed by Jane Boyne | Seconded by Ann Barnitt |
| Oliver Shirley | Proposed by Anne Jerrom | Seconded by Peter Hogben |
| Simon Turner | Proposed by Linda Beazer | Seconded by Denis Beazer |

6. Any Other Business

Tony Kerr asked about the vacant Board position. CE said it was perfectly in order to co-opt members to the Board but she preferred to wait and see what skills were needed as the CLT developed.

Bill Jerrom commented on the age of the members and directors. Steve Watson responded by stating most CLTs and Boards consisted largely of retired people and their combined experiences enabled CLTs to succeed.

Edel Gandar asked whether shared ownership would be offered. CE responded by saying the MCLT would endeavour to attain the right mix of housing, which might include open market housing as well. SW advised that obtaining mortgages for shared ownership properties were difficult to achieve and this might rule out shared ownership.

There being no further business the meeting closed at 8.25pm