

NAILSWORTH COMMUNITY LAND TRUST LIMITED
REGISTERED AS A COMMUNITY BENEFIT SOCIETY No. 7192

THE FIRST ANNUAL GENERAL MEETING OF NAILSWORTH CLT LTD
7PM MONDAY 12TH OCTOBER 2015

VENUE: TOWN HALL, OLD BRISTOL ROAD, NAILSWORTH, GLOS. GL6 0JF

Agenda

1. Election of meeting chair
2. Apologies for absence
3. Report on the activities of the Steering Group since its first meeting in December 2013
4. Report on the financial position
5. **Appointment of Auditors** The Society is anticipated to remain classified as a small society for the purposes of auditing for one or more of the following reasons:
 - (a) the total amount of its receipts and payments in respect of the preceding year of account did not exceed £5,000,
 - (b) it had no more than 500 members at the end of that year, and
 - (c) the total value of its assets at the end of that year did not exceed £5,000.

Proposal : In accordance with Section 83 of the Co-operative and Community Benefit Societies Act 2014 to resolve to allow Nailsworth Community Land Trust Limited to appoint two or more persons who are not qualified auditors to audit the accounts for the period from 18 August 2015 to 31 March 2016.

6. **Election of Directors to the Board of Management.** The following members are standing for election as directors. All have been members of the steering group. Statements from each candidate are attached. NB: Non-voting places are reserved for a Nailsworth Town Councillor and a Stroud District Councillor representing the Nailsworth Ward.

Keith Angus
Ian Crawley
Elizabeth Francis
Wendy Gerard
Mike Levett
Ian Potts

Close.

Note: Any member entitled to attend and vote at a general meeting may appoint another person, whether or not a member, as their proxy to attend and vote on their behalf. A proxy can be appointed by delivering a written appointment to the Town Hall, or by email to chair@nailsworthclt.org.uk, at least two days before the date of the meeting at which the proxy is authorised to vote. It must be signed or approved and sent by the member or a duly authorised attorney.

Keith Angus

BA (Hons) Dip Arch RIBA

d.o.b. 24 March 1955

Have been a resident of Downend, Horsley for the past 31 years and have had an office in Nailsworth for 15 years where I practice as an architect dealing mainly in residential projects. I have a keen interest in the possibility of creating lost cost energy efficient housing, and in local communities taking the initiative in providing affordable homes to meet housing needs.

Ian Crawley.

Married with three adult children and two grandchildren. Nailsworth resident since 2003. Allotment holder in Minchinhampton.

Member of the Nailsworth CLT and the Steering Group since the first meeting in December 2013.

Pro-bono community consultant providing business planning, project development, community consultation and fundraising assistance to town and parish councils to set up community land trusts and deliver affordable housing and other assets.

Currently Governor at Nailsworth Primary School, Secretary of Nailsworth Festival Committee, member of FGR FC Advisory Board, Trustee of the National CLT Network and national CLT Advisor.

Formerly co-opted Nailsworth Town Councillor. Previously Director of Neighbourhood & Housing Services for the City of Bristol and Director of Environment for the London Borough of Islington.

Elizabeth Francis

Economist and management consultant in organisation structure and design but I don't go along with the skills audit. What I think matters is interest, commitment, stickability and a drive to get things done.

Wendy Gerard

My first degree (1969!) was in architecture planning and building. I did not complete the training to be an architect but have always been interested in planning and building design. I changed course to gain a post graduate diploma in social administration and the qualification in social work. All my professional life has been in the public sector and since 1973 in Gloucestershire - with the Probation Service, Social Services, the NHS and Further Education and has involved working with people who have offended, people with alcohol problems and people with serious mental health difficulties and their families. Before I retired in 2008, I was the professional social care lead for the adult mental health services in this locality, with some responsibility for budgets and service development. The role also involved working on guidance and allocation panels for housing and accommodation schemes. When I worked in Further Education I developed and led the humanities Access to Higher Education course at Stroud and was an education guidance tutor for adults returning to education. In the 1980s I was one of the organisers of the Nailsworth Festival, initiated the Friends of the Festival, contributed to the gaining of Charitable Trusts status and arranged serious events, particularly exhibitions and children's events. After retiring I trained as a Homestart volunteer to assist families with children under 5 years but am not currently doing this. Since 2010 I have volunteered as a generalist adviser for Citizens Advice and have been the adviser on 3 out of 4 weeks at the Arkell Centre since the CAB opened an outreach there. I have been a landlord (with my husband) of a flat in Nailsworth since 1993. During the past year I have had a lot of unexpected commitments in addition to planned commitments, but hope that I would be able to be available in a way that would be useful to the CLT.

Mike Levett

I am a recently retired Programme Manager with over 25 years experience in successfully delivering a wide range of government communications programmes to Time, Cost & Performance. My ability to manage prime contractors and suppliers to deliver capability means I have the requisite skills to work with Housing Association partners and Local Authorities to ensure the success of Nailsworth CLT affordable housing projects. As a long-standing Forest Green resident and a committed member of the NCLT Steering Group almost from inception, I am passionate about delivering quality affordable housing for Nailsworth whilst limiting the impact on the existing local community and the environment. As an NCLT board member I would work to ensure that the needs and concerns of existing residents are addressed. I believe that each scheme we develop should deliver quality affordable housing and, where possible, should enhance our town for the benefit of all its residents.

Ian Potts

An entrepreneur and experienced company director, Ian's background is in IT and computer programming and has a logical mind and a keen eye for detail. Ian also has experience as a charity trustee and company governance.