STEEPLE & MIDDLE ASTON
COMMUNITY LAND TRUST

Steeple and Middle Aston Community Land Trust
Annual General Meeting 16 September 2025: Minutes

The first annual general meeting (AGM) of Steeple and Middle Aston Community Land Trust was held at Steeple Aston Village Hall at 7:30pm on 16 September 2025. The AGM was open to interested residents, with voting limited to members of the CLT. The meeting was attended by 14 members, with apologies received from a further 11. No notice of proxy voting had been received by the secretary.

The agenda for the AGM was

1. To adopt the accounts for the 12 month period ending 31 March 2025;
2. To authorise submission of the accounts without professional audit, as allowed by section 84 of the Co-operative and Community Benefit Societies Act 2014 in the case of small societies;
3. To elect members of the board;
4. To receive a report on the activities of the CLT (the Chair's report);
5. To address any other business notified to the secretary in writing or by email at least two days before the meeting, and agreed by the chair.
6. Questions to the Board from Members and others attending.

Minutes

1. The accounts were adopted for filing *nem con*

2. Members of Steeple and Middle Aston Community Land Trust resolved *nem con* to invoke their power under CCBSA s84 to disapply CCBSA s83, meaning that the Act's requirement for audit is removed by members' discretion, on the grounds that:
    a. SAMACLT is a "small" society as defined by the Act, its receipts being less than £5k, its membership less than 500 and its assets of less than £2k being lower than the £5k threshold;
    b. Members have the power to disapply s83 because SAMACLT assets of <£2k are lower than the £2.8m threshold, and its turnover less than £5.6m;
    c. Members are satisfied that the accounts are a true and accurate record and wish to invoke those powers to avoid disproportionate audit costs.

3. The chair determined that, given there were more board vacancies than applicants, the following were duly appointed without the need for election:
    a. Charlotte Clarke
    b. Claire Coysh
    c. Martin Lipson
    d. Paul Rodgers
    e. Alan Stubbersfield
    f. Julia Whybrew

4. The Chair's report (see website) was received and supported

5. There was no Other Business

6. Points raised by Members:
    a. Thanks were offered to board members for their work
    b. Discussion took place on the relationship with and current status of the Neighbourhood Plan
    c. Questions arose on Townend and the downsizing need
    d. The chair addressed the matter of the relationship with housing associations as Registered Providers of affordable housing
    e. A question was posed about co-options to the board, the position being that they would be welcome.