

EXETER ST JAMES COMMUNITY TRUST LTD

MINUTES OF THE ANNUAL GENERAL MEETING HELD AT ST SIDWELL'S COMMUNITY CENTRE SIDWELL STREET EXETER ON 11 OCTOBER 2017 AT 6.00PM

Present: 26 shareholder members registered their attendance including directors Robyn Connett (Chair), Harry Temple (Vice-chair), Paul Layton (Secretary), Aylwyn Bowen and Beth Osment.

1 **Welcome**

Robyn Connett welcomed members to the meeting.

2 **Apologies**

Rebecca Bower, Judi Yung, Kai Kin Yung, Ki Layton, Kathy Macleod, Phil Davies, Jean Northam, Terry Northam, Jan Croysdale, Bernice Hosking, Madelene Layton, Andrew Connett, Shaheed Hassan, Frazer Osment, Delian Bower, Bryan Gaywood, Edith Southwell.

3 **Minutes of the Annual General Meeting 5 October 2016**

The minutes were approved, signed and adopted as a true record.

4 **Matters Arising**

None.

5 **The Directors' Report**

Robyn Connett highlighted the following:

1. Thanks to Rebecca Bower, appointed as a Director following last year's AGM, for providing the Board with much needed financial expertise.
2. Trust membership now stood at 238 shareholding members.
3. Thanks to Aylwyn Bowen for the soon-to-be-launched new website which would provide parity to Exeter St James Community Trust and Exeter St James Forum.
4. "*About St James*", the joint Trust/Forum newsletter published twice a year and distributed to all households in St James, continues to be well received.
5. Anyone who supports our charitable objects, for the benefit of the St James community, is able to join the Trust by purchasing a minimum £5 shareholding - there is no geographical restriction; Forum membership is free but open only to residents of St James.
6. The Trust was set up by the Forum as the corporate entity to take on legal responsibility for its projects arising from the Neighbourhood Plan which require either lease holding or ownership.
7. Queen's Crescent Garden:
 - (i) Thanks to Cllr Jill Owen for £5k Locality grant and £5,286 Invest in Devon capital grant.

(ii) £500 of the Locality grant for legal fees associated with the lease; solicitor Keith Biggs of OTB Eveling agreed to act for the Trust at community rate, capped at £500.

(iii) Thanks to Frazer Osment for assistance with the successful bid to Exeter Community Forum for Grass Roots Funding (from neighbourhood portion of Community Infrastructure Levy) - £50k awarded, subject to ECC approval, for completion of wall and entrance refurbishments.

(iv) Thanks accorded to local residents and others for the donation of old bricks currently stored in the grounds of Exeter Mosque.

(v) Grant money may be used for matched funding purposes to raise larger sums from major donors such as the Heritage Lottery Fund but dependent on the Trust holding the lease.

(vi) ECC will not complete the compulsory purchase (CPO) until an Agreement for Lease (AFL) is agreed and signed; prior to signing the Trust is seeking a commitment from ECC regarding ongoing waste management and tree condition.

(vii) Once the AFL is signed ECC will publish a Notice of Intention to make a General Vesting Declaration (GVD); from this point the acquisition of QCG is likely to take 5 or 6 months; probable date for completion of CPO and signing the lease is April 2018.

(viii) Members invited to submit ideas for a spring/summer celebration of signing the 125 year lease.

8. St James Vegetable Gardens (the renamed Forum Allotment Project): negotiations between SJVG and Network Rail appeared stalled; the Trust awaits receipt of final documents for legal appraisal prior to signing a lease.

The report was adopted.

6 **Approval of Accounts**

The accounts were adopted.

7 **To consider audit exemption or auditor appointment**

The Directors' recommendation that the accounts be unaudited was approved.

8 **Resolutions tabled by members**

There were no resolutions submitted.

9 **Election of directors**

Robyn Connett, Aylwyn Bowen and Rebecca Bower stood down (Rules 19 and 18.5). All three, having been duly nominated, were unanimously reappointed. There were no other nominations. Beth Osment, Paul Layton and Harry Temple continue as Directors.

10 **AOB:**

- Robyn Connett reiterated a plea for new blood and asked members to consider being nominated to the Board of Directors.
- Thanks were recorded to our City Councillors who, coming from all three main political parties, serve the Trust well through their continuing support.

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- Members registered their appreciation for the work of the Board and in particular to the Chair and Secretary.

The meeting closed at 6.40pm.