

ABBOTTS ANN COMMUNITY LAND TRUST LIMITED

**A community benefit society registered under the Co-operative and
Community Benefit Societies Act 2014 under registration no.8040**

ANNUAL GENERAL MEETING 2025

**MINUTES of the meeting held on Thursday 25th September 2025 at
7.30pm at the Pavilion. Bulbery Playing Field, Abbots Ann,
Andover, Hants.**

Present:

Paul Toombs (Joint Chair)

John Barlow (Joint-Chair)

John Patience (Secretary)

Simon Haynes (Treasurer)

Tim Law (Board Member)

Beth Deacon (Board Member)

And 5 Members

1 Welcome and Apologies

Paul Toombs, explained that he had agreed with John Barlow, that the meeting would be chaired by Paul. He welcomed all those attending, to the Annual General Meeting of the Abbots Ann Community Land Trust. He expressed thanks on behalf of the Board for the support shown by members for the objectives of the Community Land Trust. He noted that apologies for absence had been received from Tim Taylor, Elizabeth Howard, Philippa Law and Jennifer Patience.

2 Quorum

The Chair noted that there were at least 5 members present and the meeting was therefore quorate.

3 Minutes

The minutes of the Annual General Meeting 2024 were received and noted. There were no matters arising and the minutes were signed as a correct record.

4. Appointment of Directors

The present elected directors, as set out in the Notice of Meeting, had all indicated their willingness to continue as directors, and, on a show of hands in favour, with none against, the Chair declared the following resolution carried:

IT WAS NOTED THAT the following would be continuing in office as Directors of Abbotts Ann Community Land Trust Limited for a period expiring at the Annual General Meeting in 2026 -

John Barlow, Beth Deacon, Tim Law, Paul Toombs and John Patience

IT WAS FURTHER NOTED THAT Simon Haynes would be continuing in office as a Director of Abbotts Ann Community Land Trust Limited for a period expiring at the Annual General Meeting in 2026 and that he had been appointed as Treasurer.

The Chair expressed sincere thanks on behalf of the board for the leadership and inspiration offered by Ray Lucas during his time as Chair of the CLT Board and Ray responded with thanks to the continuing members of the Board for their efforts on behalf of the community of Abbotts Ann.

4 Annual Report & Accounts

The Annual Report and Accounts 2024/2025 were received and noted. There were no questions and on a show of hands in favour, with none against, the Chair declared the following resolution carried:

RESOLVED THAT the Annual Report and Accounts 2024/25 in the form presented to the meeting be, and hereby are, approved and

that section 83 of the Cooperative and Community Benefit Societies Act 2014 be, and hereby is, disapplied under the powers conferred by section 84 of that act.

5 Progress report

John Barlow reported on the current position with regard to the housing project. The CLT had joined with the landowner in an invitation to tender for the work and the acquisition of the land. The process had been very inclusive of the CLT and a developer had been selected. The CLT Board had met representatives of the developer and been favourably impressed by their approach. As contracts had not yet been exchanged for the sale of the land, it would not be appropriate to name them at this point, but he could say that they were a small/medium sized Hampshire based firm. He reported that the CLT Board were very optimistic about the prospects for a successful outcome. The report was noted.

6 Appointment of Accountants/Auditors

The Treasurer confirmed that the Board were satisfied with the services supplied by the current accountants and recommended their re-appointment. There were no questions, and on a show of hands in favour, with none against, the Chair declared the following resolution carried:

RESOLVED THAT Moore (South) LLP be re-appointed as accountants and auditors for Abbots Ann Community Land Trust for the year 2025-26

6 Any Other Business

The Chair asked whether there was any other business to be raised and, there being none **the Chair declared the meeting closed.**