

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 2026

**MINUTES of the meeting held on Thursday 17th September 2026 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)

Beth Deacon (Board Member)

And 4 Members

1 Welcome and Apologies

Paul Toombs, acting as Chair of the meeting welcomed all those attending, to the Annual General Meeting of the Abbots Ann Community Land Trust. Apologies for absence had been received from Tim Law. 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 Law, Tlm and Jill Taylor, 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 2025 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 Abbots Ann Community Land Trust Limited (the CLT) for a period expiring at the Annual General Meeting in 2029:

John Barlow, Beth Deacon, Tim Law, Paul Toombs, Simon Haynes and John Patience.

IT WAS FURTHER NOTED THAT four of the directors, namely, John Barlow, Beth Deacon, Tim Law and John Patience would be serving beyond their ninth consecutive annual general meeting. However, the Board of the CLT considered that it was in the best interests of the CLT for each of these directors to continue in office.

5 Annual Report & Accounts

The Annual Report and Accounts 2025/2026 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 2025/26 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. A binding contract had been entered into with the landowner by

Metis Homes and there was every reason to believe that the project would continue to a satisfactory completion. The CLT Board had been kept fully informed about the developer's intentions, and the Board continued to be impressed by the developer and their communication with the Board. The developers had carried out two village wide consultations and were planning a third in June of this year. This was the most progress to date made with any developer and the Board were confident that matters would proceed to completion. 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 2026-27

6 Any Other Business

The Chair asked whether there was any other business to be raised and Ray Lucas, as a member of the CLT, asked about the enforceability of the development agreement. The position was that the developer had committed in his agreement with the landowner and the CLT were confident that this would be sufficient to ensure that the agreement was fully and properly implemented.

There being no further business, **the Chair declared the meeting closed.**