

Chanctonbury Community Land Trust Ltd Annual General Meeting

Minutes of Meeting held 20:00 on 24th September 2026

Held at the Society's Registered Office, Thakeham Village Hall, RH20 3GW

Members in Attendance

- Caroline Instance
- John Instance
- Nese King
- Richard King
- John Loney
- Peter Corrigan
- Nicholas Webber
- Keith Abbott

Apologies were received from the following Members:

- Matthew Payne
- Anthony Harman

Also in attendance was one member of the public.

CCLT_240926/01 Review and Approval of Minutes for 2025 AGM

The draft Minutes of the 2025 AGM were reviewed and approved subject to amendment of Agenda Item CCLT_260925/03 Election of Directors. The term of office was incorrectly reported and will be amended in the Final Minutes to correctly note that the elected Directors will serve for a Term of three years and become eligible to stand for re-election at the 2028 AGM.

CCLT_240926/02 Chairman's Annual Report

Caroline Instance presented details of the Society's activities during the Society year ending 31st March and an outline of progress made in the current year.

Emphasis was given to CCLT's first potential project, which would involve the construction of 6 affordable rent properties on the Thakeham Mushroom Farm, should Bellway be successful in obtaining planning permission to redevelop the site. Members discussed the project. Nicholas Webber asked how a project would be funded, and was advised that the CLT would need to obtain debt financing in accordance with the Society's Rules.

The Members also discussed ways to raise the profile of CCLT. Peter Corrigan, Nicholas Webber and the member of the public all offered to look at publicity proposals which would be discussed with the Chairman.

It was agreed that following the AGM the Secretary would circulate the Chairman's presentation to all Members and post it on the Society's website.

CCLT_240926/03 Financial Report and Accounts for the Year Ending 31st March 2026

John Instance presented the formal accounts for the Society for the year ending 31st March. Subject to Lay Auditor validation the Treasurer will submit the accounts and annual return to the FCA before the end of October 2026 (seven month) deadline.

It was agreed that following the Lay Auditor review the Secretary would circulate the Annual Financial Report to all Members and post it on the Society's website.

CCLT_240926/04 Appointment of Lay Auditors

In accordance with the Rules of the Society the Treasurer asked if any Members who were not Directors were prepared to perform the duties of a Lay Auditor to review the Annual Report and Accounts. The Society expressed its gratitude to Janette Webber and Nese King who volunteered to act as Lay Auditors.

During the current year the Treasurer will seek to formalise the appointment of Lay Auditors.

CCLT_240926/05 Any Other Business

There being no Other Business the Chairman formally closed the Meeting at 20:54

Next Annual General Meeting

20:00 Friday 24th September 2027. Thakeham Village Hall, RH20 3GW.