



Kennett Community Land Trust

Annual General Meeting – 22rd September 2026

The meeting was opened at 1904 by the chairman who welcomed all to the KCLT Annual General Meeting and thanked everyone for their attendance.

The meeting Agenda had been circulated to all members prior to the meeting.

Welcome:

Good to see quite a few members here to the 10th AGM; To be quorate, we need 10% of our membership and we have that.

Ground rules. Just raise your hand if you have a question at the end of each presentation.

Item 1. Annual Report i.a.w. Rule C20.1

The Chair presented the Annual Report:

We have produced another comprehensive Annual report this year covering the period 1 Apr 25 – 31 Mar 26 which is available at the back of the hall and will be sent to every member with the minutes but a precis of it is below:

The Trustee Board has continued to work hard on behalf its CLT members and the wider community. We have liaised closely with ECDC, CLT East and the developer to ensure that we maximise Local Authority and Developer support for our aims and objectives. During financial year 2025/26, eight affordable homes were delivered to the CLT in in September & October 2025. All six affordable rent homes were allocated and occupied immediately from our waiting list prioritised by the independent allocations committee and the two shared ownership properties were made available for sale and completed by December 2025. Our main commitments over the past financial year have been focused on;

- The Public Open Space transfers for the first two tranches consisting of the Village Green and Pippin Green, the contracts for four Self Build Plots, the CLT Office, and the Allotments. The Healthcare facility land in the Village Centre contract will now be addressed during Phase 2 of the development.
- KCLT's Registered Provider application was paused in early 2023 due to some qualification criteria not being available. We restarted the application process in October 2024 and are now working through the lengthy process associated with it.
- The mortgage loan for the 8 properties was not completed before the financial year end but we were fortunate to receive an interest free loan from ECTC to cover the cost until the mortgage was made available to us.
- Finally, we had 219 CLT Members at the end of the last financial year.

Item 2. Revenue accounts and balance sheets for the last accounting period

- Turnover as at 31 Mar 26 - £635,448
- Fixed Assets £1,613, 093 and Net Assets £315,021

Item 3. To disapply the requirement for formal accounting for the accounting period.

The Secretary advised that there was a legal requirement for the Trust, as a registered charity, to complete a return to The Financial Conduct Authority. A section of the return calls for audited accounts to be included but it was possible to disapply this requirement as long as certain conditions applied. The Trust's financial status fell within the required parameters but a membership vote was required to disapply formal professional auditing for the current financial period. This vote was approved by the membership during the financial period at the previous AGM.

As a vote to disapply the auditory requirement expires annually another vote to disapply the auditory requirement for the 2026/2027 financial period is now necessary. It was proposed to disapply formal auditing for this financial period which was confirmed by a unanimous vote.

Item 4. Update on the development at Kennett Garden Village.

As at 1 April 2026, Kennett CLT have taken on the first two tranches of Open Space and implemented the Estate Management Fee on all occupied houses. It is started at £90/annum per household and will increase by CPI each year. Pro rata payments are being raised for those occupants who arrived after 1 April. A tender process selected a contractor to manage to open space on our behalf and we have recently held meetings with them to ensure that grass is cut right up to the highway verge even though we do not own the 2m immediately adjacent to the road. The problem they have had, is that when the hedge was removed, the root stumps were left in place so these will have to be dealt with.

- The CLT was not happy that the pond was fit for purpose so we will not take ownership of it until at least two summer seasons have passed to ensure it can operate effectively as a pond. However, our contractor is maintaining the surrounding area to ensure it remains tidy.
- Perimeter road was completed by end of August 26 and open for traffic on 11 September. Although the remedial works stemming from the Safety Audit have been carried out, Highways have not been back to "sign off" the use of the road. Therefore it is open with a 20 mph restriction until the final audit is completed as a risk mitigation strategy. We are trying to ensure a process of consultation on the traffic calming that the current village centre will need to make it a 20 mph zone in addition to the mandatory TRO consultation process.
- The rest of Station Road south of the Longstones' roundabout to the Bell Inn junction will reduce to 30 mph.
- Bell Inn Junction improvements will hopefully start sometime in 27.
- Allotments available probably early 27.
- There was an act of vandalism on the Village Green Playpark during the summer holidays. Two swings were removed, leaving just the chains on one of them and the wooden flags were removed from the top of the play fort. We had the swing chains removed for health and safety reasons and we will replace them in due course. If anyone has information on this, please let us know.



Item 5.

Three members have been co-opted to the Trustee Board and the members present were invited to vote for their inclusion as full Trustees. Each co-opted member gave a brief presentation on their background and their reasons for becoming a Trustee. All three were formally elected as KCLT Trustees.

- a) Joanne Lauren Yarker
- b) Mike Diplock
- c) JohnJo Carlin

Item 6.

Four of the current Trustees had now been in office for the maximum 3 year period and were happy to continue in the role. All four were re-elected as Trustees.

- a) Frank Danks
- b) Robin Swanson
- c) Paul Swanson
- d) Lynne McCallum

The Chairman advised that there remains a need for more volunteers to join as Trustees. Those present were requested to consider this and let others know.

Tim Foddy has decided to step down from his Trustee role and the Chair thanked him as follows:

Tonight we are saying farewell to Tim Foddy who was one of our founding Trustees in April 2016. It has been a very long journey for all of us but after 10 years of superb and dedicated service, Tim has decided to step down as a Trustee. Tim has a special interest in the environment and has instigated a number of important additions to the development like the installation of bird boxes on some of the houses; he has also been seen wading in the pond from time to time checking for pond life and measuring its depth to gauge sustainability. But like all of our Trustees, he has given many thousands of hours of his own time to support our worthwhile venture. Kennett CLT owes him a vote of thanks for his hard work.

Item 7. AOB.

The Secretary advised that attendance at AGMs continued to be a concern as the numbers required for the meeting to be quorate continue to be difficult to achieve.

Currently Rule C26 states:

C26: Before any general meeting can start its business there must be a quorum present. A quorum is one-tenth of all members, with a minimum number of five and a maximum number of 25.

It is considered that an amendment to this rule would be beneficial by the introduction of hybrid attendance using a virtual attendance method and also by using registered proxies to count towards quorum numbers.



Quorum numbers for Hybrid meetings (personal and virtual attendance) are only valid if the Rules permit inclusion.

C26 could be amended to:

Before any general meeting can start its business there must be a quorum present. A quorum is one-tenth of all members, who are in attendance in person or virtually by an electronic link with a minimum number of five and a maximum number of 25.

Approved registered proxies for each meeting will also count towards quorate numbers.

It was proposed that under this amendment to Rule C26 be applied for by formal application to the FCA. This was agreed unanimously.

Members raised the following Questions:

1. Members of the public have been using the enclosed children's play areas to exercise dogs. Could notices be placed to control this? The Chair committed to contact the developer to arrange this.
2. Following the reported vandalism at the Village Green it was suggested that CCTV could be employed as a deterrent. It was pointed out that this could be problematic legally.
3. A member suggested that the new development was lacking community involvement and questioned how this may be improved. The Chair advised that there were already several community initiatives using the Kentford and Kennett Village Hall which may be useful to new residents.
4. A member wondered why details of a Facebook Page and WhatsApp group, which excluded those who rented properties, had been circulated with the Parish News. The Chairman confirmed that it had not originated from the Parish Council or Kennett CLT and could not throw any light on its origin.

There being no further business the meeting was closed at 1950.