Crown & Cushion **AGM Meeting-** Tues 15th October 2024

Location: Gallagher residence

Attendees:

Nick Collett	Linda Gallagher (Minutes)	Darren Gallagher
Rob Newbold	Tim Higgin-Botham	Alan Wynn

Discussion points.

- Email sent to Sydney Philips 17Oct2024 requesting access for a RICS approved assessor to complete a property survey

- Email from Sydney Philips (18Oct2024) with Vendor requesting financial information. Response from vendor: *"As of today 14.10.2024, how much cash funds do the committee have for their offer of £450,000+vat? and how much will the committee need in addition, that will be accumulated via investments from the local community, grant funding through ACRE and the Community Ownership Fund (COF) ?"*
    - Committee agreed to provide a response to Sydney Philips detailing that the Committee are not separate from the community and will not be providing funding outside of the agreed funding guidelines, that will need to be agreed and voted on by the community. Additionally, that 100% of funding will come from fund raising within the community and from any grant funding that is successfully obtained.
    - Action: Nick to draft response and send to rest of committee. Once agreed, respond to Sydney Philips.
- Valuation
    - Access not yet agreed with the vendor. Advice from Plunkett is to engage a reputable RICS registered surveyor who can do a "drive by" assessment from outside the property and research obtained regarding the viability of the site.
    - The Committee agreed to move forward with obtaining a quote for this service, as well as a detailed brief on what would be included.
    - This could be used as evidence of the incorrect marketing of the property by the vendors (value), for use in any objections if a COU application is submitted to HDC.
- Change of Use
    - HDC advised that the owners have been advised they are in breach of planning and have given them a time frame (not communicated to the community) to either cease the breach (living in a property that is not of residential settled use) or submit a COU request.

    - If a COU request is submitted the committee agreed to ensure the community is aware of the request and look for support by submitting objections to HDC. Expect approx. 3 week window for objections.
- Licence
    - Action – Alan to investigate if there is a current licence for the premises.
- Accounts
    - Alan presented the accounts.
    - The Committee voted unanimously to accept the Lay Audit results.
    - Action: Alan to submit our Annual Return (AR30) to the FCA mutuals portal.
- AGM
    - All committee members must resign after 3 years service and cannot be re-elected for one year except for the Society Secretary.
    - Rules allow us to Recruit 1 new member without an AGM.
    - Need a Rule change to allow new members to join for a nominal fee (£1-5) – Passed by unanimous vote – not yet needed to implement.
    - Reminder that Simon Elkington has offered to assist with business plan.
    - Reminder- All committee members except the Society Secretary, must resign after three years service and may not stand for re-election for a year.

Meeting end.