PEWSEY COMMUNITY LAND TRUST
DRAFT

MINUTES of the sixth Annual General Meeting

Thursday 25th June 2026 at 6 pm in St John's Church, Pewsey

Present

Patrick Wilson (PW)	Chair
Colin Gale (CG)	Advisor
Curly Haskell (CH)	Director
Rob Marsh (RM)	Secretary
Hilary Hiscocks	Members
Chris Kerr	
Kate Silvester (KS)	
Mark Borissoff (MB)	
Carol Parsons	
Julia Marshall	

There were 10 in-person attendees and a further 4 who tried to join on-line but sadly the tech failed us.

Apologies

Charmian Spickernell (CS)	Director
Cllr Linda Mundy (LM)	PPC Advisor
James Del Mar (JDM)	Director
Paul Cobbing (PC)	Director
Pat Keers	Advisor
Ann Hogg	
Vicky Haskell	
Anne Marsh	
Jackie & John Stephens	

Jessamy Kerr	} tried
Jody Hughes	} to
Jane Brown	} join
AN Other	} on-line

1 Welcome and Declarations of Interest

PW welcomed everyone. Directors and some advisors declared an interest having provided financial loans to the CLT. PW apologised that despite several attempts the live-stream technology had not worked. (RM messaged those logged in to apologise to them.)

2 Approve minutes of the last AGM

The minutes of the last meeting were approved. Proposed RM, seconded PW. Carried.

3 Matters Arising

None.

4 Chairman's Report

PW presented his report for 2025. [attached] PW acknowledged the continuing patience and support of the Office of the Police & Crime Commissioner and Pewsey Parish Council, despite the very slow progress in achieving planning consent and meaningful dialogue with planners. PW thanked the board of directors, and advisors, for their significant support.

5 Treasurer's Report and Annual Accounts

PW presented his report and the annual accounts to 31 Dec 2025. Copies attached. The accounts had already been approved by the Directors. During a brief discussion:

- Members asked for earlier sight of accounts in future on website, facebook and by an email confirming when they are posted on-line. (Afternote: new system set up)

Pewsey Community Land Trust Limited | FCA Reg. No. 8248
#WeAreCommunityBuilding #CommunityLedHousing #AffordableHousing
www.pewseyclt.org | cltpewsey18@gmail.com | PCLT, 8 Market Place, Pewsey, Wilts, SN9 5AD

- The balance sheet shows fixed assets of £47,794 being investment made to develop the 8 Market Place site, so if the proposed development does not proceed that investment would have to be written off.
- Wiltshire CLT grant provided cash flow for running costs, final design revision and hiring a planning consultant to engage with planners.

6 Resolution to disallow rule 35.6 in the constitution [PCLT Rules] in order for the accounts NOT to be audited for the year ending 31 December 2025

Proposed RM. Seconded CG. Resolution APPROVED unanimously by a show of hands.

7 Resolution to re-appoint Sansum & Co. as Accountants to prepare Annual Accounts and submit to HMRC

Proposed CH. Seconded CG. Resolution APPROVED unanimously by a show of hands.

8 Election and re-election of Directors

a. No directors had been co-opted since previous AGM.

b. Resignations: RM retired. He was re-elected unanimously by show of hands; Proposed KS, Seconded MB.

c. New directors – no nominations had been received by RM.

[Other directors: CS re-elected 6/6/24; PC, CH elected 6/6/24, JDM, PW re-elected 29/6/25]

9 Recent revisions to planning application

PW explained final design changes made to accommodate objections and concerns from members of the public, planning officer and particularly the conservation officer who is still convinced Pewsey is a Georgian village, rather than many styles of architecture. A lively discussion followed including:

- The residual public space will include the repaired millennium clock, as previously mandated by PPC.
- The proposed development has already been accepted by Wiltshire Council as improving the current site from a **flood risk** perspective.
- **Allocations** – the draft s106 agreement refers to meeting 3 allocation 'policies' – Wiltshire Council, PCLT and the RP that manages the housing for PCLT.
- It was noted that some deserving local people might not meet Wiltshire Council criteria by being self-employed, a volunteer or having savings for a house deposit. PCLT can only robustly specify the PCLT allocation criteria (copy attached) which includes self-employed, unpaid carers; or those in meaningful volunteering who contribute to a vibrant community; and then PCLT will lobby to influence other parties to ensure local need is met. There may be future legal changes or other social pressures that help change these to best meet local needs.

Pewsey Community Land Trust Limited | FCA Reg. No. 8248
#WeAreCommunityBuilding #CommunityLedHousing #AffordableHousing
www.pewseyclt.org | cltpewsey18@gmail.com | PCLT, 8 Market Place, Pewsey, Wilts, SN9 5AD

- End of tenancy. If housing is intended as interim / stepping stone provision, how can tenants be moved on? This is an area that will need careful work to achieve without falling foul of legislation intended to deal with rogue landlords. One metric could be using the living rent concept, that once someone has achieved a higher income that they need to move back into private rented or indeed buy a property.

- No tenant will be allowed to buy their housing, as it must remain affordable in perpetuity.

- The revised design clearly deals with all previous objections by planners and the long list of requests by conservation.

- Some of the recent posts/comments on facebook were citing / showing superseded drawings and plans which were potentially misleading.

10 Future change to a charitable Community Benefit Society [CBS]

RM explained that directors intend to establish a new Pewsey Charitable CLT – still a CBS but with specific charitable objects; then by a series of votes of the current CLT members, transfer all assets and liabilities (including members) to the new charitable CLT.

- Advantages. New charitable CLT will not be charged Stamp Duty Land Tax on site purchase. Qualifying donations eligible for Gift Aid.

- Disadvantages: cost to register a new CBS (so delaying until planning consent gained), accounting / audit costs may be slightly higher. Workload (but there is no legal short cut route to convert a non charitable CBS into a charitable CBS)

11 AOB & Questions to the Directors

None.

There being no further business the Meeting was closed at 7.25 pm.

Agreed as a true record.

Signed: ______________________________ Dated ______________

Name: Patrick Wilson Chairman

Attached:
Annual reports (to follow), Annual Accounts 2025, PCLT Housing allocation policy (latest).

PCLT-AGM Minutes-20260625