



**Leiston Community Land Trust
Minutes of the Annual General Meeting
Year April 2021 to March 2022
held on Thursday, 7 July 2022 at 7.30pm
at the United Church Hall, Leiston**

Trustees present

Russ Rainger (Chair)
Bing Boast
Maria Chapman-Beer
Andrew Crisp

Sarah Driver
Lesley Hill
Selena Levermore
Simon Merrett

Denise Rainger (Minutes)

Members and Associates

See separate list

Apologies

Phil Edwards (Trustee)
Brian Ginger
Margaret Butcher

A record of attendees was taken and 25 members were in attendance.

1. Welcome

Russ Rainger welcomed the attendees and gave an outline of the evening's proceedings.

2. Opening of the Annual General Meeting

The Annual General Meeting was formally opened. The Trustees then introduced themselves including Gabriella Fox from East Suffolk Council.

3. Minutes of the previous Annual General Meeting

The minutes of the Annual General Meeting held on 20 July 2021 had been posted on the Leiston CLT's website and taken as read.

There were no matters arising or issues raised from the minutes.

Maria Chapman-Beer proposed that the minutes be approved and accepted. This was seconded by John Barker.

The proposition was accepted by the Members.

4. Chair's report

RR read the Chair's report that had been posted on the Leiston CLT's website and taken as read. In brief, the Trust is delighted to report the completion and handover of Church Square with the focus now being on Market Square and the town centre regeneration. RR thanked all the Trustees for their commitment to the project. RR



also wished to record the thanks of the Trustees to Alan Cardy who acted as Project Manager and dealt with all the contractual matters. He gave his time for free and the Trust is extremely grateful for his expertise.

5. Secretary's Report

DR read the Secretary's report that had been posted on the Leiston CLT's website and taken as read. The report was noted.

6. Financial Matters

a) The report and accounts for the year to 31 March 2022 had been posted on the Leiston CLT's website and taken as read. Philip Edwards was unable to attend in person due to Covid, so had prepared a short video to explain the significant points.

Andrew Crisp proposed that the Financial Report be approved. This was seconded by Linda Hawes and agreed by the Members present.

b) MC-B proposed that CRASL be nominated for the external examination of the accounts for the year to 31 March 2023. This was seconded by April Lawler and agreed by the Members present.

7. Election of Trustees

At this point, RR stood down as Chair and handed over to Simon Merrett to continue. SM explained that the Trustees are appointed on a three-year term and stand-down on a rotational basis prior to being re-elected. This year, the Trustees standing for re-election are Lesley Hill, Bing Boast, Phil Edwards and Russ Rainger. Also, Sarah Driver who was co-opted to the Board last year is standing for election to the Board for the first time.

SM opted to take all the nominations as one vote. The election for all five Trustees was proposed by Andrew Crisp, seconded by John Last and agreed by the Members present.

SM thanked the Trustees for their support and contribution to the project. He also thanked RR for his outstanding leadership over the last two challenging years and Denise Rainger for the administration and organisation for the Trust.

8. Update on progress since July 2021 and vision for the future

RR returned as Chair and invited SM to provide the update. SM reiterated that there were so many individuals and organisations to thank for their contribution to the project. The Trust is very pleased with the completion of the Church Square and it has already been used for several successful events. The CLT is now moving forward with ESC to plan and deliver the next phase, Market Square.



9. Presentation from East Suffolk Council by Gabriella Fox

Gabriella Fox, Regeneration Project Manager gave a presentation on the Master Plan, detailing the various phases, where we are now and the timeline to completion. The development will be designed to make best use of available funding.

There are opportunities to tap into the Lowestoft learning outcomes to make Leiston more cost effective.

Question: What is the overall cost?

Answer: No evaluation has been done at this time for the overall cost to deliver the development, however the Master Plan phase will cost in the region of £50k.

Question: How does the Traffic Plan fit?

Answer: The Plan is still in draft. The Town Council sub-group will not have any further meetings until the Sizewell C decision is known.

RR gave a brief on the intention to register The Crown Public House as an Asset of Community Value, the process and what it means. This had been agreed at the recent Leiston Town Council meeting.

This completed the business of the formal meeting. RR thanked the Trustees and Members for their participation and asked if there were any questions.

No further questions were raised, RR thanked all participants and the meeting ended.