

**Colyton and Colyton Community Land Trust – Directors’ Report December 2019 (Approved by AGM on 16/01/2020)**

At the last general meeting (12<sup>th</sup> December 2018) the following 10 directors were elected; Charles Hill, Paul Arnott, Phil Johnson, Mark Mann, Colin Pady, Barrie Hedges, Jan Brand, Elaine Stratford, Andrew Shepperd, Howard West.

The board appointed Charles as Chair, Paul as Secretary and Phil as Treasurer. Due to Phil’s business commitments he recognised that attendance at all board meetings might not be possible so during the course of the year the board co-opted Colin Stratford to the Board of Directors as assistant Treasurer. During the course of the year Mark Mann and Jan Brand have resigned as Directors and the board has met 6 times.

By November 2019 the Trust had 55 members (shareholders).

One of the first decisions was to apply to EDDC for a grant to cover the costs of meetings and communications and £2680 has been gratefully received.

The initial focus on the development of the former CeramTec site was maintained keeping in touch with the discussions between Homes England and EDDC and we were pleased to note that outline planning permission was obtained in September 2019 with the possibility of up to 15 affordable units and Homes England’s commitment to encourage developer partners who would work with the Land Trust to manage these units and we look forward to hearing more in 2020.

As the outcome of the CeramTec application was not certain the board appealed for owners of other sites to come forward and spent some time looking at the possibilities of other sites. It has reviewed approximately 20 such possibilities although some could quickly be eliminated on grounds such as likely availability and acquisition cost. Other sites were evaluated using a number of factors and as a result 3 sites were selected for further consideration against agreed criteria and from these the Board decided to put forward the site at Lewis Haye for consideration at a Public meeting on 29<sup>th</sup> October 2019. The Board will consider the outcome of this meeting and further comments when it meets in 2020. It should be stressed that the Board has only sought approval to seek funding for a feasibility study and further decisions on how or whether to take the site forward will not be taken until this has been completed. The feasibility study will commission independent, objective reports by professional experts and will be shared with the Parish community in due course so that the costs and benefits of any course of action can be clearly set forward. The outcome of the feasibility studies will include suggestions for interventions to support the environment and options for mitigation or offsetting any possible impacts. This will include opportunities for making improvements to the environment.

During the course of the year a small subgroup of the Board has been set up to determine an Allocations Policy, to be agreed with EDDC, for selecting tenants based upon their connection to the Parish (through residency, work or family connection). This is at an early stage but it will be a priority for 2020.

When discussing sites the Board has agreed a policy of confidentiality with respect to Landowners and although this can mitigate against transparency it is regarded as essential if we still seek approaches from other landowners which may be tentative in the first instance.

Much of our discussion has been informed by Jay Lambe from the Wessex Community Land Trust Project (WCLTP) who has been able to share experience of other Community Land Trusts to inform our discussions and made them more constructive. Jay and Alison Ward (WCLTP) have also offered legal and administrative advice. Some of our Board meetings have been attended by Paul Lowe from Housing enablement at EDDC and Lesley Nel (Devon Rural Housing Partnership) and we are grateful for their interest and advice. I would like to offer my thanks and appreciation to these advisers and indeed the whole board for their work over the past year.

More information including past minutes and other communications to the public can be found at <https://candcclt.co.uk>

Charles Hill (on behalf of the Board of Directors)  
December 2019