



# Annual General Meeting 2023

Monday 16<sup>th</sup> September

6pm – 7.30pm

10 East Reach, Taunton TA1 3EW (by prior arrangement only)

Online using this link:

[Join Zoom Meeting](#)

<https://us02web.zoom.us/j/86110762349>

(Technical issues? Text 07963 917472 on the day)

Or dial in using your phone:

• +44 203 481 5240 United Kingdom

• +44 203 901 7895 United Kingdom

Meeting ID: 861 1076 2349

6pm Welcome, introductions and a brief introduction to standing orders

6.15pm Formal business of the AGM

- 1) Minutes of the previous AGM
- 2) Directors report on 2023
- 3) Presentation of the annual accounts
- 4) Presentation of the social impact report for the year
- 5) Relief from audit and social audit obligations
- 6) Approval of interest payable on share capital 5%
- 7) Call for candidates for the board of directors
- 8) Election of directors – see below
- 9) Amendments to the rules of Somerset Co-op CLT – see below
  - a) change from one year term of office to three years
  - b) reduction of the quorum for board meetings from two thirds to 50%
- 10) Any other business

6.45pm Looking forward – our next steps

7pm Q&A

7.30pm Close

## Building Opportunities

10 East Reach, Taunton TA1 3EW – (0300) 456 2265 – [landtrust@somerset.coop](mailto:landtrust@somerset.coop) – [www.somersetclt.org.uk](http://www.somersetclt.org.uk)

A Community Benefit Society registered as “Somerset Co-housing Community Land Trust Limited” with the FCA no. IP030745

## Candidates for election to the board

### Dee Klein

Dee has over 30 years' experience as Housing Management professional and has held senior positions within a major metropolitan area. Dee's extensive experience includes leading on a Homes and Landlord Services' Strategy, continual improvement planning, strategy and policy development, option appraisals, business planning, housing and other regulation and compliance, programme and project management, stakeholder engagement, partnership working and team leadership. She has Level 5 CIH Diploma in Housing (Chartered Institute of Housing Professional) and is Trustee of an independent living charity.

### Steve Glazebrook

Steve has extensive background in asset management, finance, procurement, property development, housing management at the senior level for local authorities and registered providers. His 40 plus years of experience includes working in several London borough and director and Chief Operating Officer of a major private sector company providing services to local authorities and housing associations. Steve's core skills include Housing/Asset Management, Housing Strategy, Leadership, Project Delivery, Planning & Programming, Performance/Financial Improvements, and Procurement.

### Juliet Bidgood

Juliet is an experienced architect and urban designer and an RIBA Client Advisor, expert in public space, public buildings and residential neighbourhoods. She is a Place Associate and chair of Design Review Panels for Design West. She leads stakeholder engagement, shaping local plans and regional design guidance and works with communities to develop projects. She has experience of promoting good design and place making, research, and training for a range of clients.

### Hony Premal

Hony has 27 years of experience in the social housing sector, working in senior executive and non-Exec roles with both major and small housing providers. She is currently the Chair of Eldon HA, and been a Managing Director,

Director of Operations and Director of Customer Services for other register providers, as well as various Non-Executive Director positions. Hony has a track record of stepping in, and providing leadership for housing providers struggling with compliance and financial sustainability. She has a strong grasp of social housing, the public sector, governance, legislations, risk management, corporate strategy, financial planning, and partnerships. Qualifications include: Executive MBA and MA in Housing Law & Policy.

### Dan Langworthy-Smith

Dan is a surveyor and Associate Member of Institute of Environmental managers and Assessors and work experience includes Operations & Programme Delivery Lead Specialist within Land & Estate Management, Utilities & Rural and Commercial Wayleaves & Land rights. He has gained skills and expertise in legal contracts creation, regulation and compliance, land/property access permissions, environmental land issues, negotiation and conflict resolution. Dan is 3rd Year RICS APC Candidate.

### David Leach

David is passionate about property and has a working knowledge of many aspects of property investment and management. He works as a cybersecurity specialist and Treasurer of an employee social club. David brings his housing knowledge, analytical capabilities and eye for detail to the board.

"I'm incredibly keen to play my small part in alleviating this crisis, and the opportunity to learn from and help guide the SCCLT through two exciting builds, alongside our application to become a registered provider of social housing, is a truly exciting prospect!"

### Ian Keys

Ian's career in public services spans more than 30 years, covering heritage, publishing, the commercial delivery of public services, strategic policy development, local government, teaching and trades union sectors.

He is presently a Trustee of Circles South-West, the Honorary Secretary of the Historic Houses Association, Wessex Region, a director of Shepton Mallet Arts & Culture CIC, and a director

of Bowlish Arts & Events Limited. Until recently, he was a Trustee of the Fan Museum, Chair of the Heritage Crafts Association and previously of an innovative educational publisher; Managing Partner of public service consultancy, Gradus Consulting; a founding member and director at the Institute of Social Commissioning; a member of the Governance Committee at Curo Housing Association and Chair of Signpost Housing Association. Specialties: Chairing and membership of Boards in the private, public and civil society sectors, organisational leader, strategic advisor, policy shaper, external affairs practitioner and communicator at the highest level.

#### **Alan Debenham**

Alan is a retired maths teacher with extensive local political experience having served a district councillor (for over 20 years) and then a parish councillor. As well as an interest in social housing, Alan is a champion of those in need, and a committed environmentalist particularly in respect of climate change. Alan is the founder

member of SCCLT and, in the past, a trailblazing co-housing project. He brings a focus on sustainability to the board.

#### **John Kiely**

John was a Cabinet Member for Housing at Bristol City Council 2005–07, overseeing social housing for 28,000 tenants, and working with RSLs, the private sector and service users. As a member of the Prefab Redevelopment group, he worked in partnership with the tenants on a programme to replace 700 prefabs with new homes and private new build. He also chaired an award-winning cross-party working group to redevelop outdated care homes with a number of RSL partners.

Since his time at Bristol, John has been the Unison member of the North Bristol NHS Foundation Trust joint Management/union consultative Committee, and a director of the management body overseeing the management of the 24 flats where he lives. John is a graduate of the IDeA Leadership Academy (Warwick University).

### **Amendments to the rules**

Words that are ~~struck through~~ are presently in the rules and are proposed for deletion; **text in red** is new text proposed for inclusion.

#### **2.9 Board of directors**

e)

~~The founders of the society will be the first directors. At all subsequent annual general meetings all directors will resign so that those wishing to continue must seek re-election.~~  
**a third of the board, being those who have served longest, will resign so that those wishing to continue must seek re-election.**

**In addition, at any general meeting empowered to elect directors, any directors that have been co-opted to the board since the last such general meeting must resign and then seek re-election if they wish to.** Resolutions to elect each candidate will be voted on in turn until there are no vacancies remaining. The order in which candidates are voted on may be determined by standing orders; if not, candidates that have served longest on the board will be first. If some candidates have served for an equal length of time, those that have been members longest will be first. If there are fewer candidates than vacancies, any member may propose a motion to elect all the candidates as a single block.

#### **2.10 Quorum**

b)

A quorum at a board meeting is three voting directors, or ~~two thirds (rounded down)~~ **half** of the total number of voting directors, whichever is greater.