

THORVERTON COMMUNITY LAND TRUST
(Financial Conduct Authority registration no 9301)

Draft Minutes from the AGM held on Wednesday 16 September 2026

1	Welcome and outline of proceedings
1.1	Andrew Foster welcomed everyone to the meeting and explained how it would run, noting that an information pack of all the relevant documentation had been sent to all members by email in advance of the meeting
2	Attendance, apologies and proxies
2.1	There were just under 20 members present, out of a total membership (as at 16 Sept 2025) of 84.
2.2	Formal apologies were received from Jan Wills, Stuart Crebo and Claire Crebo.
2.3	No applications for proxy votes had been received.
3	Minutes of AGM held on 16 April 2025 and SGM held on 16 July 2025
3.1	Both sets of minutes were approved.
4	Project update and discussions
4.1	Very positive updates were given by AF and AS (please refer to the notes appended to these minutes). It was noted that these were summaries of progress, as a more detailed update will be given at the Open Meeting on Wednesday 30 September, when both Hastoe (our partner Housing Association) and their architects, Sicolo Webb, will present their site layout proposals.
4.2	Questions and ensuing discussions related to the following main themes: • The terms of the new MoU with the Church Commissioners and details of the grants made available to TCLT • Any impact as a result of the other potential developments in the village • The site layout and house design • TCLT involvement with other working groups in the village
4.3	MoU and Grants • It was confirmed that the new MoU does not refer specifically to the South Site (other than in relation to the issue of drainage

	for run-off), but that the Church Commissioners confirmed in the last meeting with the CLT that our ambitions for the South Site are “parked” until the affordable housing project in partnership with Hastoe is definitively underway • It was noted that the cost of the North Site (including legals) is unlikely to be as much as the £280k grant available, that the remainder would then either be used towards the purchase of the South Site or returned to DCC and that DCC are aware of this • It was confirmed that the deadline for committing the £280k had been extended by a year to March 2028 and that the Stage 3 grant recently agreed by MDDC Cabinet amounted to £25,400, to be used specifically for legal fees and specialist advice.
4.4	Impact of other potential developments in the village • It was noted that the statement from the Church Commissioners refers to this project at least partly satisfying an identified housing need in the village and concern was expressed that, if other developments in the village go ahead, they may attempt to satisfy that need instead • In response, it was noted that firstly, many developers go back on on their initial affordable housing offer and fewer affordable houses are then actually built; secondly, most developers provide houses for affordable rent (ie 80% of market rate) whereas TCLT/Hastoe will provide houses at social rent (ie 50-60% of market rate); and thirdly, the criteria for letting the TCLT/Hastoe houses will be aimed specifically at people in housing need with a local connection, whereas most developers’ criteria will just be based on need • It was confirmed that the TCLT has kept the Church Commissioners and their agents Savills informed of the other potential developments in the village.
4.5	Site layout and house design • It was noted that the 15 houses do not fill the site, but that the site concept includes public open space and also provision for the necessary Biodiversity Net Gain – the site concept will be available at the open meeting to be held on 30 September • It was reported that Hastoe have commissioned a specialist to advise on the water run-off issue and carry out a flood risk assessment in relation to the South Site • It was noted that the proposed design of the houses, including features such as the amount of insulation, the provision of heat pumps and inclusion of Passivhaus concepts, is not yet known, but that there will be opportunities to view and comment on the designs in due course.

4.6	TCLT involvement with other working groups in the village
4.6.1	The Thorverton Arms – Asset of Community Value (ACV) - It was reported that the TCLT Board had been approached by a small group to ask whether they, the Board, would be prepared to support a nomination for The Thorverton Arms to be classed as an ACV, given that the Board had agreed to do this for The Exeter in September 2024 - Helen Ratcliffe presented the case on behalf of the group (see attached), noting that the village has been able to sustain two successful and complementary pubs until the structural problems with The Thorverton Arms and that, as such an historically significant and listed building with some uncertainty now about its future, it would be heartbreaking for it to be sold for any use other than as a village amenity - It was suggested, and acknowledged, that it would be courteous for the group to approach the owners, Stonegate, before submitting such an application - The meeting agreed for the nomination to be made under the auspices of TCLT.
4.6.2	Potential Village Shop It was noted that the Board had also been approached by a small group who are trying to establish a new Community Shop in the village and had agreed that, if and when necessary, it would be appropriate for it to operate under the umbrella of the TCLT.
5	Prospective Board Members
5.1	Eligible nominations received It was reported that there had been no expressions of interest from anyone to join the Board
5.2	Election of Directors As each of the current Directors had only served one year of their three-year term, it was noted that there was no need for any elections and the Board would remain unchanged.
6	Accounts for y/e 31/03/26
6.1	Presentation of the Accounts The accounts were received, having been distributed by email in advance of the meeting
6.2	Resolution not to require the Accounts to be audited It was agreed by a majority vote that, as there had been little financial activity during the year, there should be no

	requirement to have the Accounts audited this year
6.3	Approval of the Accounts The accounts were approved by a majority vote.
7	Approval of New Rules, including the introduction of an Asset Lock
7.1	- It was noted that, in order to include an Asset Lock in our Rules, The National CLT Network has recommended that we adopt their latest model rules wholesale, a copy of which was circulated by email in advance of the meeting - It was unanimously agreed that these new Rules should be approved.
8	Any other business
8.1	There was no other business to discuss.

Andrew Foster Update:

Welcome to the second AGM of Thorverton Community Land Trust; we hope that you have been able to look through the info pack that was emailed to every member on 20th August. In that group of documents you will have received a copy of the agenda, which is also shown on the screen behind me. The attachments also included a copy of the accounts for the year ending March 2026 and we will be asking you

I will start by giving you a brief update on where we are with the Housing project – and I am delighted to tell you that it is all very positive!

- In the last few weeks we have signed a new MOU with the Church Commissioners
- We are working with our Housing Association partner, Hastoe Group, to supersede this with an Option Agreement, a legally binding contract that will give the Church Commissioners the confidence to sell us the land.
- We have been given yet more support by Mid Devon District Council with a further Grant which has allowed us to appoint a solicitor and pay for expert advice.
- Both Mid Devon and Devon County Council have told us that they have extended the timeline for the Devolution Grant of £280,000 that will enable us to buy the land.
- The Church Commissioners agree that our potential plans for the South Site are still ‘parked’ until the North Site is properly under way.

- We have another Open Meeting (our second this year) two weeks tonight when Hastoe and their agents, Sicolo, will be here in the Memorial Hall to show you the potential site plans; we hope this might include an idea of the house designs and will let you all know more about this soon.

As you may now we have regular meetings with all of our partners and, during the most recent, call we asked Savills if they would be able to issue a statement for us to read at this AGM. They wrote the following and I can't tell you how proud I am to be able to read this statement today, confirming the real good will they have towards this project:

AGM Statement – Savills, on behalf of Church Commissioners

Reflecting the commitment of continuing to work together, Thorverton Community Land Trust (TCLT), Hastoe Housing Association and The Church Commissioners have entered into an updated Memorandum of Understanding (MOU) relating to the land north of Silver Street, Thorverton in respect of delivering much-needed affordable homes in the village for local people.

The MOU focuses on the intention for the site to come forward as a Rural Exception Site, providing 15 affordable homes to meet an identified local housing need that would not otherwise be delivered through the open market. Draft plans have been prepared and are shaped by the character of the village and the constraints of the site, with the aim of creating a development that sits comfortably within its surroundings and provides lasting benefits for the Thorverton community.

The Church Commissioners are encouraged by the progress made to date and remain supportive of the approach being taken by TCLT and Hastoe Housing Association. Discussions continue between all parties on the basis of agreeing to an option agreement (which is a legally binding contract). The Church Commissioners look forward to reviewing the detailed terms in due course and remain committed to engaging positively with TCLT and Hastoe Housing Association as the project progresses forward through the remaining legal and commercial agreements.

I am sure you will agree with me that their intentions are made quite clear with this statement; we would never have been able to solicit such an endorsement a year ago.

Finally please can I say one thing about the time scale here? I remind you that it is less than three years since our first meeting with the Church Commissioners – which was before the CLT was formed and we were still a PC working group. We are now expecting to be able to buy the land and submit planning permission before the end of next year, with a view to start building in 2028. Please don't judge our progress by comparing us to commercial developers who are partially driven by the need to make a profit. If you want to compare our rate of progress look at the time line of similar CLT projects - we don't think half bad in comparison.

Andrew Saunders Update:

At our most recent meeting with Savills, who act as agents to the CCs, I specifically wanted to clarify the position in relation to the Commissioner's overall proposals for the land on the north side of Silver Street.

I had a particular reason for this.

It was because the most recent HELAA (Housing and Economic Land Availability Assessment) produced by the Planners in June this year, identified a site that was 9 Ha in extent. The red line area extended way beyond our 0.4 Ha site, whose boundaries logically followed the building lines of Court Barton Close to the north and the former council houses to the east.

The LPA site extended way up to the north and almost as far as C&R to the east! The Planners assessed that this site would have a minimum yield of 108 Residential Units.

So it was good to receive assurance from Savills that the CCs had no such ambitions to proceed with the larger site on the land north of Silver Street

We were told that their only objective was to facilitate a "Rural Exception" housing scheme of socially affordable dwellings and that we, as a community, should not be at all concerned in this regard.

Request for TCLT to sponsor a nomination for The Thorverton Arms to regain its status as an Asset of Community Value (ACV)

The Thorverton Arms was first classed as an ACV in 2014; this lasted for five years and was renewed in 2019. After the next five-year term (ie in 2024) the classification was unfortunately allowed to lapse.

Thorverton has been in the enviable position of being able to demonstrate that it can sustain two successful and complementary pubs. Sadly, this situation changed in January 2026 with the threatened collapse of the gable wall of the Thorverton Arms. Now that the wall is repaired, the village should be in the position again to support the two pubs.

The Thorverton Arms is an historically significant and listed building in the centre of the village and its conservation area. It has operated for about 400 years as a traditional public house for the village/coaching inn for travellers offering drinks, food and accommodation for all. It is heartbreaking to walk past the dark windows every evening now, it having been such a thriving and lively place to eat, drink, socialise, celebrate and stay for so many years.

With some uncertainty still about its future, it would also be heartbreaking if it were to be sold for any use other than as a village amenity.

With the appropriate vision, there is so much that The Thorverton Arms can offer the village to complement what is already here: somewhere to have a meal out, somewhere for visitors (family, friends, tourists....) to stay, somewhere to sit out in the garden and enjoy a family meal together and much more. These things have been missed since January.

The TCLT Board agreed back in September 2024 to submit in its name the nomination for The Exeter to be classed as an ACV. The purpose of this note is to request that the TCLT Board similarly agree to submit in its name a nomination for The Thorverton Arms to be classed as an ACV. A successful nomination would, in the event that The Thorverton Arms is put up for sale for development, give the community a period of six months in which to raise funds to submit a bid to buy it.



Helen Ratcliffe
Clare Rodbourne
Allison Toogood

September 2026

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