

EXETER ST JAMES COMMUNITY TRUST LTD

MINUTES OF THE SPECIAL GENERAL MEETING HELD AT ST SIDWELL'S PRIMARY SCHOOL YORK ROAD EXETER ON 16 JANUARY 2015 AT 7.00PM

Present: 60 shareholder members registered their attendance including founding directors Di Boston (Chair), Aylwyn Bowen, Robyn Connett and Paul Layton (Secretary)

Apologies: Ben Bradshaw, Cliff Dampney, Delian Bower, Susie Bower, John Vinall, Jane Vinall, Kai Kin Yung, Judie Yung, Danielle Hutchings, Bernice Hosking, Fiona Hunter, Claire Alford.

1 **Welcome**

Di Boston welcomed members to this first meeting of shareholders since incorporation and gave a brief explanation of why Exeter St James Forum (ESJF) had set up the Trust.

Members were advised that, on this occasion only, share certificates, collected as part of registration prior to the meeting, would be used as voting cards.

2 **Directors' Report**

In presenting the report, Di Boston stressed that directors were pleased with the response to the opening membership offer and were keen that membership should continue to grow. It remains open to all over 16 who support the society's objects and members were encouraged to get others to join.

The report was adopted.

3 **Questions from Members**

(1) Was it likely that funding opportunities would arise from the proposed Paris St/Sidwell St/Bus Station redevelopment?

It was explained that this was a private development and as a result no funding would accrue.

(2) What could the Trust do about the impact of traffic this redevelopment would have on St James?

This was a matter for ESJF Planning and Design Panel (PDP) which deals with transport matters.

(3) In Queen's Crescent Garden was it permissible to continue productive gardening?

Yes, this was positively encouraged.

4 To accept the resignation of all founding members of the Board

Jo Hawkins (ESJF) agreed to take the Chair.

Members accepted the resignation of the Board.

5 To elect members of the new Board

The only nominations received were those of the four founding directors seeking reappointment.

On a show of hands Di Boston, Aylwyn Bowen, Robyn Connett and Paul Layton were elected nem con.

Di Boston resumed the Chair.

6 AOB

Queen's Crescent Garden

Until completion of the compulsory purchase process and subsequent lease arrangements the Trust has no legal responsibility for QCG.

Robyn Connett explained that funding would be sought in phases. The first phase would be to raise money for the development of the current master plan into detailed plans required for a planning application. Following a successful application and the completion of the lease agreement, funding would be sought in separate blocks for the various phases of redevelopment of the garden, as identified in the master plan.

Funds would be sought from a variety of sources: government departments, all major grant givers and local fundraising initiatives, including events in the garden.

The meeting closed at 7.30pm.

The regeneration of Queen's Crescent Garden

Following the meeting members were given a presentation by ESJF member Frazer Osment of LDA Design. His talk was illustrated with slides of Arnold Circus, a similar urban regeneration project in London, and projected designs for QCG. Funding for Phase 1, planning permission, was now a priority; funding for Phase 2, the actual transformation of the garden, would need to be carried out in stages. A number of possible funding sources were outlined including crowdfunding.