

Minutes of TANT Annual General Meeting

Broadclyst Victory Hall

11.00 - 08.05.2022

Introduction

JL opened the meeting by thanking all those attending and introducing members of the committee.

JL introduced Giles Hunt, (GH) head of let estate and James Fuller (JF) head of Estate Management for the National Trust.

Talk by Giles Hunt

GH gave a power point presentation outlining the Trust's present position on:

- Post covid recovery of the National Trust.
- Rent reviews, background, and tenant consultations.
- Progress on improvement and future works on the Let Estate.
- Review of maintenance and repair procedures.
- Current situation for long leaseholders, voluntary extensions, Law Commission reforms.

Questions from the Floor

In response to questions from the floor GH noted:

Energy

The Trust are aware of the problems of heating many of their properties and are actively looking at appropriate solutions. He noted that the EPC ratings are not a panacea and problems were caused by the historical and listed nature of many of their properties.

Farming Matters

GH stated it was Trust policy to encourage new farmers where possible but noted some older tenancy arrangements prevented sub-letting.

GH noted that the Trust is not responsible for food production policy, but they have a policy initiative to encourage re-wilding where appropriate.

He reported that the Trust were conscious that research indicates that in many areas soil depletion is such that only 50 years of harvest remain and are interested in developing sustainable farming techniques where possible.

The Trust recognise the reduction in grant support for farming and would look to work with farming bodies to ameliorate any problems.

GH reported the Trust were actively considering the establishment of a farming apprenticeship scheme.

The Trust are looking to improve security of tenure of farms and welcome longer term tenancies.

Property Matters

Fixflo

JF outlined the Fixflo system and emphasised that Fixflo did not carry out the work but passed on requests to maintenance teams. He emphasised that contractors did not pay to be on the Trust's approved list but did for trade quality approval certification.

JF recognised the problem servicing emergencies at outlying properties but considered this common to all such properties. He noted problems with either the timing or quality of repairs should be referred to the local Estate Management.

Inalienable Property

GH stated the Trust have a register of inalienable property but are not prepared to make it public.

Holiday Lets

GH stated the Trust policy was only to use vacant or redundant property for holiday lets and no existing tenancy would be terminated via a Section 21 Notice or other means solely to allow the property to be used as such.

Energy Efficiency Measures

GH stated the Trust would support the use of energy efficiency measures where possible. The Trust would consider adjusting covenants in order to do so.

GH and JF agreed to return after the formal AGM to hold one-to-one meetings with attendees.

JL concluded the session by thanking GH and JF on behalf of TANT for their time and input.

Minutes of the Annual General Meeting

Apologies for absence

None

TANT committee members present.

A Turner-Cross (P)	P Bradby (PhB)
(ATC)	P Holliday (PH)
J Leighton (Chair) (JL)	M Morris (MM)
L Baharier (LB)	B Johnston (BJ)
P Bate (PB)	

Minutes of the AGM at Quatt 2019

The minutes of the 2019 AGM were approved nem. con.

Matters Arising

There were no matters arising.

1 Chair's Report

JL began by reminding the meeting that since the last AGM the Association had lost three committee members Nick Massey, Karen Burrell and Leo Stevens. Their major contributions were recognised by all in the meeting, and they will be sorely missed.

JL reported that from the beginning of the pandemic TANT had worked closely with the Trust resulting in a hold on rent increases and extended payment terms for rent arrears for tenants. She noted that the vast majority of tenants had maintained their rent payments and thereby had contributed a significant income stream for the Trust when other sources had dried up. During the pandemic TANT provided support for tenants through social media, the website and the 24 hour helpline whilst maintaining dialogue with the Trust to resolve any ongoing matters.

JL welcomed our new patron Mr Mike Eavis, CBE, best known for the Glastonbury Festival but also a passionate supporter of affordable housing and tenants' rights.

Looking to the future JL described the initiatives which TANT are taking forward in dialogue with the Trust including:

Re-establishing the funding regime.

Tenants' voting rights

Rent reviews and the Trust process for the same.

Including an external body in the complaint's procedure.

Fuel costs and energy systems in refurbished property.

Leasehold reform for long leaseholders.

Voluntary extensions for long leaseholders.

JL noted that TANT were looking to extend our connection to potential tenant members by providing local surgeries and catch ups using Zoom. It is planned that the next AGM will also be available on Zoom

JL noted that the Trust will not provide us with tenant contact details and will no longer issue our newsletter with invoices so we are reliant on tenants contacting us which they can through the website or directly to a committee member. TANT are always looking to strengthen the committee in both numbers and expertise and anyone who wishes to join should contact a committee member.

2 Treasurer's Report

MM presented the Treasurers report noting the balance at the end of the 2021 /2022 financial year was £28374.99. The accounts have been Independently Examined audited by J H White and Co Accountants. MM noted that the high balance was mainly due to low expenditure during the pandemic and higher expenditure could be expected in the current financial year.

Detailed accounts and proposed expenditure will be collated as part of the negotiation with the Trust over funding.

Adoption of the accounts,

Proposer P Bate

Seconded by P Bradby.

The accounts were adopted nem.con.

3 TANT Council Members Report

PB described the governance structure of the Trust and the role the Council plays in holding the Trustees and Executive to account. TANT had achieved changing the legislation such that tenants were now eligible to serve as Council members. PB noted that TANT was currently an Appointed Body and therefore entitled to nominate a council member hence his role as TANT's representative on Council. PB is due to retire in 2022 and the committee have nominated ATC as his replacement.

Additionally TANT's position as an appointed body will be up for re-election in 2024. PB noted that the opportunity to meet regularly with the Senior Trust staff is very helpful in promoting TANT's agenda and every effort to ensure its re-election will be needed

4 Co-opted Appointments to Committee

Since the last meeting the following were co-opted on to the committee:

Kel Walker, Phil Bradby, Patrick Holliday, Bernard Johnston.

(Kel Walker has subsequently resigned)

Mr. Michael Eavis kindly agreed to be a Patron of the Association,

5 Amendments to Constitution

The following were proposed as amendments to the constitution:

Section 4a

Replace existing officers with President, Chairperson, Treasurer, Secretary.

Section 4g

Add video conferencing to permitted mode of meeting

Section 10

Insert new clauses and renumber other clauses

The Treasurer may open a dual authorisation Internet Bank Account in the name of the association.

The committee will nominate two members to act as originator and authoriser.

Adoption of the changes:

Proposer S Howe,

Seconded by P Scott.

The amendments were adopted nem.con

6 Election of Committee

All members of the existing committee put themselves forward for re-election:

Andrew Turner-Cross

Phil Bradby

Joanna Leighton

Patrick Holliday

Peter Bate

Bernard Johnston

Linda Baharier

Mark Morris
Approval:
Proposer S Howe,
Seconded by G Recknagel.
All were elected nem.con

7 Election of Officers

The following were proposed as officers

President Andrew Turner-Cross
Chairperson Joanna Leighton
Treasurer Mark Morris
Secretary Bernard Johnston

Approval:
Proposer S Bate,
Seconded by P Bradby
All were elected nem. con

AOB

There being no other business the chair closed the formal meeting.

Next Meeting

To be advised.

Questions from the floor

JL sought questions from the floor;

Rent Reviews.

JL noted that rent reviews were on the agenda for the meeting with senior Trust staff on the 9th May. Given the increase in the cost of living and especially fuel costs TANT have proposed a maximum increase of 10% with a target average of no more than 5%.

TANT are looking to collate information on rent reviews to develop their case with the Trust based on definite information.

Holiday Lets

TANT policy is

1. *TANT unreservedly opposes any further conversions to holiday lets of properties that are currently or have been tenants' homes.*
2. *TANT also opposes any such homes becoming "second homes".*
3. *TANT supports the conversion of redundant farm and commercial buildings to additional permanent homes and holiday cottages where appropriate.*

Estate Management

It was confirmed that Savills are acting as facilitators only and will not be taking over the management of estates which will remain with the Trust.

Energy Advice

It was agreed to include guidance on support available to tenants for the energy costs.

