



Leybourne Chase AGM (community meeting)

Date: Tuesday, 24th September 2024

Time: 18:00-21:00

Location: The Pavilion, Bannister Way, West Malling, ME19 5SA

LGM CIC Directors;	Nic Bowler (Chair of the meeting), Clare Leyden, Malcolm White, Manoj Koothur, Greg Ward
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Interim Management Finance Consultant	Mark Dodson
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Independent Chair of the Board	SallyAnne Logan, Independent Chair of the Board
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Preim	Tatum Michaels-Carter & Cameron Maguire
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The meeting was called to order by Nic Bowler, Director, who began with a round of introductions and ran through the health and safety procedures for the evening. Nic outlined the agenda, explaining that, unfortunately, the meeting was not quorate, with only 16 members in attendance at the start of the meeting, falling short of the required 58 members required for quorum. Some further members arrived after the start of the meeting but not enough to reach quorum. As a result, no voting would take place during the meeting and is **not classified as an AGM**. The session continued as a community meeting.

A question was raised by one of the attendees regarding how quorum is determined. Mark provided clarification, explaining that quorum is based on a percentage of the total number of households within the community. Following this, there was a discussion on how to better accommodate future meetings for young families, with suggestions made to push the meeting back later in the evening or to hold it on a weekend for improved attendance.

It was proposed that an Extraordinary General Meeting (EGM) be scheduled for November or December of 2024, with residents' support being crucial to achieving a better turnout for quorum. Sal offered the option to adjourn the meeting, but the residents in attendance voted to proceed with the presentation of the planned materials.

Nic Bowler continued with a PowerPoint presentation (available on our website), explaining the role and responsibilities of the Leybourne Grange Management Community Interest Company (LGM CIC). The new Directors—Claire Leyden, Malcolm White, Greg Ward, and Manoj Koothur—each introduced themselves and provided a brief overview of their experience and

areas of expertise. Due to the lack of quorum, the residents were unable to formally vote to confirm the new Directors.

During the presentation, Nic provided an update on progress with Taylor Wimpey regarding the road adoption process and the handover of phase 6 which both remain. Roads will be adopted by KCC. This ongoing issue remains a focal point for the community.

Sal then gave a brief summary of 2023 and the achievements and ongoing efforts of the LGM CIC. Tatum introduced Preim and confirmed that the slides presented during the meeting would be distributed to all residents following the event.

Mark provided an overview of the 2023 accounts, addressing specific financial queries raised by residents, including discrepancies related to business rates. He fielded further questions, clarifying the financial situation and explaining any concerns.

A resident raised a question regarding the Doctor's surgery and the potential use of the currently empty unit within the community, highlighting interest in how it could be utilised going forward.

The meeting concluded with the understanding that an EGM would be held later in the year to vote on revised Articles (required to make the governance and administration of LGM CIC more effective and efficient) and proceed with the necessary voting and decision-making.

It was agreed that a further bin would be installed by Costcutters. Preim to action.