The Steadings Community Management Trust
Minutes of the Annual General Meeting
Date – 22nd September 2026
Venue – The Ashcroft Centre, Ashcroft Road, Cirencester
Time – 6pm

1. **Welcome and Introductions**

   Peter Clegg (PC) opened the meeting acting as Chair in the absence of Clare de Bathe (CdeB) who sent her apologies. PC introduced other members of the Steadings Community Management Trust (SCMT) and Bathurst Development Ltd (BDL):

   Peter Clegg: Trustee SCMT Company Secretary BDL and Chief Executive The Bathurst Estate

   Peter Cusdin (PCu): Trustee SCMT and Development Director BDL.

   Cathy Michaels (CM): Chair of SCMT Management Group

   Charlotte Chippendale (CC): Community Liaison Officer SCMT.

2. **Presentation of the Trusts work over the 2025/26 financial year and progress**

   PC presented a series of slides overviewing the Trust's progress during the 2025/26 financial year.

   A key highlight has been the appointment of CC who has been instrumental in liaising regularly with residents, organising community events and establishing a website and social media forums. This has enabled good communication between residents and the SCMT to highlight and resolve any management issues.

   CM has joined the Management Board as Chair and will be instrumental in preparing the SCMT to take over all maintenance issues when the phase 1A developer Harper Crewe's defect liability period ends in circa 12 months.

   The slides can be found on the SCMT website here.

3. **Minutes of the AGM held 12th November 2025**

   The minutes were circulated to all at the meeting, read and approved as an accurate record. They are attached to the website here.

4. Chair's Statement

PC read the Chairs Statement in CdeB's absence and there were no questions from those present. The statement can be found on the SCMT website here.

5. Financial Statements for the financial year to 31st March 2026

PC talked through the financial statements which can be viewed here. PC explained that funds were decreasing as expenditure exceeded income but that this was to be expected in the early years of the SCMT's establishment. As the green and common areas were handed over to the SCMT by BDL and the parcel developers then endowment payments would be made to the SCMT in accordance with the S.106 planning obligations. In addition, as more houses were completed and occupied on future phases then the Trust's income would also rise.

6. Ongoing BDL activity

PC and PCu presented a series of slides providing an update on BDL's current activities in respect of the Eastern part of the main Steadings site. They also discussed concepts for the proposed community building which is intended to be delivered in Parcel 2D and possible uses. They invited comments from all residents in respect of such potential uses.

7. Close of AGM

Formal proceedings having been completed PC closed the meeting. There then followed an informal debate with residents on specific issues of interest.