

TOWN ESTATE CHARITY

(formerly Embankment Enclosure Trust)

Charity Number 259585 : Registered 21st October 1969

Minutes of the Annual General Meeting of the Town Estates Charity (TEC) held on
Wednesday 3rd June 2026 at 7pm in Misson Parish Hall, Vicar Lane, Misson.

Present: Mandy Walker-Green – Chair
Keith Andrews
Spencer Robey
Sue Scott
Jamie Sutherton
Julie Watkins
Mark Watson

Also present : 11 members of the public were also in attendance and received a copy of the agenda and a copy of TEC Constitution.

Minute taker : In the absence of the Locum Clerk (on holiday) it was agreed minutes would be kept by Julie Watkins.

1. Apologies for absence

Members were asked to receive apologies from Anne Wilson.

2. A Brief History of Town Estate Charity.

Mark Watson shared a brief but comprehensive history of the Town Estate Charity (TEC).

3. Election of Chair and Vice-Chair

The Constitution of TEC requires that the elected Chair and Vice-Chair of Misson Parish Council are shall also serve as Chair and Vice-Chair of TEC. No-one wished to challenge this convention and so Cllr. Walker-Green and Cllr. Watson were unanimously appointed.

4. Questions from members of the public.

The Chair explained that The Constitution of TEC currently only permitted one meeting a year to be held in public. She said that Managers had committed to review the Constitution over the next twelve months and discuss if and how there may be benefit in trying to open up more meetings for the public to attend. A long discussion eschewed and a good open conversation took place. TEC Managers explained what they had been doing to tighten the administration of the TEC, and whilst there was still some work to do, enormous improvements had been made.

5. Minutes of the TEC meeting of 6th May 2026.

After consideration, Managers agreed to ask the Locum Clerk for her definitive draft minutes and revisit this item at the next meeting on Thursday 18th June. This being the case, minutes of the meeting of 6th May were not approved as the official draft had not been sent by the Locum Clerk.

6. Financial Matters.

6.1 A copy of the end of year accounts was not available and so could not be approved. It was proposed that they be considered when the TEC managers come together on Thursday 18th June and once approved, be published on the Parish Council website. It was confirmed that a donation of £2097 was made to St John's the Baptist Church this for the repair of the church clock. Mark Watson ~ Vice-Chair was able to share the current account bank statement.

6.2 Consideration of whether or not to move TEC accounts to Unity Bank or leave them with Nat West was made. Unity Trust would incur new monthly charges, and as the financial transactions of TEC were extremely few, it was agreed to leave the accounts with Nat West for the time being. It was felt sensible to try and achieve online access for the TEC account at Nat West during the next financial year.

7. Update Regarding Document Set for Town Estate Charity.

Members received an update report from Julie Watkins on the work being done to establish proof of ownership of Misson Line Bank. Julie has been working with Mrs Jayne Watson to build a chronological document set from primary source material dating from the 1700's, mainly from the Nottingham County and University archives. Mrs Watson has also read every Minute Book of Misson

Parish Council since the council was established in April 1897. This has been needed because most of the Town Estate Charity documents and other earlier documents previously held in MPC archives are missing. Julie described early conversations with the Environment Agency regarding their titled ownership of much of Misson Line Bank; land that was until recent years, thought to belong to TEC. The Environment Agency have intimated they may consider transferring the land back to the TEC given the evidence recently shown to them that this land has historically belonged to the Parish. The next steps are to meet informally with the Environment Agency to discover how they have progressed this internally.

Furthermore, the TEC needs to establish formal ownership with the land registry of the unregistered narrow strip of land each side adjacent to the bridleway track in Line Bank. This work is also progressing.

Thanks were expressed to Mr Royce Marshall (a retired solicitor specialising in Land Law) for his professional advice and guidance and Mrs Jayne Watson for sharing her knowledge from the work she has undertaken on her important historical parish research project.

8. Date of Next Meeting.

The next meeting of Town Estate Charity will be held on the 18th June for the purposes of agreeing the Minutes of May 6th and agreeing the annual financial report.

The Chair thanked everyone for their attendance and interest and closed the meeting at 8.15pm.

Minutes Approved 9.9.26

Signed *AWalker - Green* **Chair**