
**MINUTES OF THE 124th TCPA ANNUAL GENERAL MEETING HELD VIRTUALLY AT
17:30 ON WEDNESDAY 16 JULY 2025****Present:**

Rt Hon Nick Raynsford (President), Andrew Pritchard (Chair of the Board), Riva Kapoor (Hon. Treasurer), Andy von Bradsky, Aranvir Gawera, Catriona Riddell, Danniella Persaud, Rt Hon David Blunkett, Gemma Pratt, Gilian Macinnes, Ian Johnson, Jim Davies, John Deegan, Laurence Baker, Lee Shostak, Liz Mills, Marilyn Evers, Martina Juvara, Miles Gibson, Moozhan Skakeri, Neil Homer, Nick Whitsun-Jones, Penelope Tollitt, Peter Ellis, Peter Geraghty, Richard Wood, Rob Cowan, Robin Smith, Sandra Fryer, Shaun Knights, Simin Davoudi, Sorwar Ahmed, Stephanie Bamford, Stuart Andrews, Sue Brownill and Trevor Cherrett.

TCPA staff in attendance:

Fiona Howie (Chief Executive)

1. Apologies for absence

Apologies were received from Deb Upadhyaya, Nick Gallent, Jeni Jackson, Graham Benjamin, Peter Hetherington, Andy Shipley, Alan Carter (The Land Trust), Alice Sewell, David Lock.

2. Minutes of the 124th AGM held on 17 July 2024

These were agreed as a correct record.

3. Matters arising from the minutes of the 124th AGM held on 17 July 2024

There were no other matters arising.

4. Annual Report of the Board and Financial Statements 2024

The Chair of the Board gave a presentation highlighting the achievements of the Association during 2024. He highlighted that substantial amounts of work took place including in relation to working to influence all political parties ahead of the General Election and then to influence the new Government's planning reform agenda. Priorities also included the Healthy Homes campaign, work to secure healthy, active environments, and work to influence new communities, including the work of the New Towns Taskforce. Empowering communities was also a priority, including working with Planning Aid for London, work with partners in Belfast, and through our Practical Hope project. He also highlighted ongoing work related to planning for climate change and flood risk, and in relation to green infrastructure and nature-based neighbourhoods.

The Honorary Treasurer noted that 2024 had been an extraordinary year for the Association due to a legacy from the estate of Lady Magda Hall which was just over £1m. This means that our reserves have increased from around £500,000 to over £1.6million.

She explained that the Association's reserves policy in 2024 stated that a range of three to six months of core running costs should be held in reserves. During 2025, as part of reviewing our investment policy, Trustees agreed to increase this range to six to 12 months to reflect the uncertainty of income the organisation faces. In the short term no decisions have been made about

spending part of the legacy. As Andrew noted, our current strategy runs until the end of 2025 and so the board believes discussions and decisions about how to spend some of our reserves should be made in the context of our new strategy. But any approach to spending the reserves will need to be sustainable in the long term.

The Chair looked ahead to priorities for 2025 but placed a particular emphasis on the internal priority of the TCPA's premises. He explained that while the Association has a long, relatively cheap lease, we are also subject to a high and uncapped service charge. The premises are also in need of refurbishment. As the lease does have an end date, it is therefore not a question of if we move, but when, and on what terms. The Board has, therefore, been in discussions with The Crown Estate about the premises for around three years. Progress has recently been made, and the Association has been offered a premium to vacate the premises and surrender the lease. While nothing was finalised, the Board was minded to accept this offer.

The President invited comments or questions on the work undertaken during 2024.

The possibility of seeking EU funding through Horizon was raised. The Chair confirmed that the Association would like to build on its long history of working in Europe and partner in such projects if suitable opportunities arise. A member also asked whether the Association's work made links with the Wales Green Infrastructure Forum. The Chief Executive highlighted that the Green Infrastructure Partnership was UK wide and so had members from Wales, including practitioners, and so believed there would be overlap in membership. She would however highlight it to the relevant staff member.

The President then invited questions or comments in relation to the TCPA's premises.

Whether or not the Board had sought professional advice about the value of the lease was raised and the value of the Association being located close to Westminster and Whitehall was also raised. The Chair confirmed that the Association had instructed the surveyors Fletcher King to act on our behalf in negotiating with The Crown Estate and we had also sought informal advice. Substantial amounts of work had been undertaken over a number of years to consider options, including through a business case appraisal.

A Vice President congratulated the Board and staff team on making progress with the premises and stated he hoped it could be concluded promptly. He also noted that while it was positive that the Association had received a substantial legacy, he hoped the important relationship with the Lady Margaret Paterson Osborn Trust could continue.

The President then proposed that the Annual Report and Financial Statements should be agreed. This was seconded by Robin Smith and agreed unanimously by the members.

5. Election of President for 2025-26

The Chair of the Board of Trustees proposed the Rt Hon Nick Raynsford to continue to serve as President for another year. This was seconded by Robin Smith. There were no other nominations, and the Rt Hon Nick Raynsford was re-elected.

The President thanked the members for his re-election but noted that it was his intention to serve this final year and then step down for a new president to be elected at the next AGM.

6. Election of Vice-Presidents for 2025-26

The President noted with sadness the deaths of three Vice Presidents during 2024 – these were Mary Riley, Ray Green and Nicky Gavron. He noted that they will be remembered with affection and thanks for their contributions to planning and the Association.

The President then proposed the currently serving Vice Presidents for re-election for the year ahead. They are Gideon Amos OBE, Mike Ash CBE, Graeme Bell OBE, Lord Richard Best, Rt Hon

David Blunkett, Sir Kenneth Collins, Lord Deben, John Deegan, Tony Fyson MBE, Vincent Goodstadt, Sir Malcolm Grant CBE, Baroness Sally Hamwee, Kate Henderson, Peter Hetherington, Rt Hon Keith Hill, Reverend James Jones, Jiggy Lloyd, David Lock CBE, Mary Parsons, Prof Peter Roberts OBE, Lee Shostak, Diane Smith and Pam Warhurst CBE.

The proposal was seconded by Riva Kapoor and agreed unanimously by the meeting.

7. Election of Trustees

The President reported that following the call for nominations there had been six nominations for four vacancies and therefore an online ballot had been held ahead of the meeting.

The Chief Executive reported that the successful candidates were:

- Aranvir Singh Gawera
- Gilian Macinnes
- Andrew Pritchard
- Robin Smith

The President declared the candidates elected.

8. New Members of the Policy Council

The President reported that there had been nine nominations for seven vacancies on the TCPA Policy Council. An election had therefore been held online ahead of the AGM.

The Chief Executive confirmed that the newly elected members of Policy Council were:

- Sue Brownill
- Trevor Cherrett
- Peter Hetherington
- Martina Juvara
- Shaun Knights
- Andy Shipley
- Deb Upadhyaya

The President declared the candidates elected.

The Chair of the Board welcomed the new members and thanked Sue Morgan, who had stepped down from Policy Council earlier this year, and Peter Richmond, Penelope Tollitt, Hollie Heavens and Karl Roberts who have come to the end of their terms as Policy Council member.

9. Appointment of Auditors

The Honorary Treasurer proposed the motion that the members re-appoint, MC Audit Limited, formerly known as Morris Crocker, as Auditors and to authorise the Board to fix their remuneration. She noted that this new auditor had first been appointed by us last year.

The motion was seconded by Peter Geraghty. It was agreed unanimously by the members.

10. The TCPA's membership subscriptions

The Chair briefly introduced the agenda item explaining that at the 2024 AGM it had been agreed that membership subscription rates should become a standing item on the AGM agenda with increases in line with inflation being proposed unless there are extenuating circumstances. An increase of 3.4% was, therefore, being proposed.

The motion was seconded by Gilian Macinnes and agreed by the members unanimously.

11. Looking ahead – refreshing our strategy

The Chief Executive gave a presentation drawing on the existing strategy and looking ahead to the next which would run from January 2026 to December 2030. She noted that this period would cover the next General Election. She also noted that it was proposed that it would be a refresh of the strategy rather than a re-write, but the context had evolved since the last strategy was developed, including more organisations focusing on health and placemaking. She also highlighted that some significant funding agreements would come to an end early in the period covered by the next strategy, including funding from the Nationwide Foundation, Sport England and Trust for London. At the same time, she noted the opportunities on the horizon including the government's renewed interest in new towns and the possibility of undertaking more work aimed at empowering communities.

The President encouraged members to feedback to the Chief Executive by email and invited comments. A member noted they were pleased to hear the interest in supporting communities. He suggested that thought could be given to the Association's role in helping communities and local authorities influence planning so it can deliver for communities. A member, who is also Chair of Planning Aid for London, echoed the support for community focused work and thanked the Association for the joint work the two organisations were involved in. He highlighted that if there were future opportunities for collaboration that would be very positive.

12. Any Other Business

There was no other business.

The President thanked the members for their continued support and declared the formal AGM closed at 18:30.

Signed by the President:..... Dated:.....