

SEAVINGTON COMMUNITY LAND TRUST LIMITED

Minutes of 9th Board Meeting held at Buckrells

Tuesday 1st May 2018

ATTENDANCE AND APOLOGIES

Present

Nick Loxton (NL) Chair
Moirra Ensor (ME)
Pauline Parsons (PP)
Karen Ogden (KO)
Peter Ash (PA)
Elaine Edwards (EE)

Apologies

Ken Dewsbury (KD)

0099/18 Welcome and Apologies

APPROVAL OF MINUTES - LAST MEETING 27/3/2018

0100/18 Board meeting minutes agreed by Board.

0101/18 AGM minutes agreed by Board, subject to 2 amends and 1 correction to a question raised which was incorrectly answered at the meeting.

ITEMS CARRIED FORWARD FROM 27/3/2018

0102/18 **Further discussions with Developer, Solicitors**
(0089/18)

Immediate costings (Solicitors Fees and Searches) are covered by available funds. We have already confirmed to our Solicitor that we have their fees covered, but as there is a delay to completion of the buildings and searches are only valid for 3 months, we will action commencement of searches when required.

0103/18 **ACTION:** C/Fwd to next meeting

0104/18 Draft Agency Agreement received from Stoneleigh Lettings. KO to forward e-mail copy to all.

ACTION ALL: Please review in readiness for next meeting

0105/18
(0091/18)

PROGRESS WITH BUILD

Stonework is being put on the last two properties. Garages are up to roof level. CLT houses confirmed as nos. 4, 6 & 8 Falcon Close (previously known as plots 2,3 &4). Remainder of development now being marketed. Estimated availability now September

DISTRICT COUNCIL NOTIFICATION TO PC

0106/18
(0092/18)

Refuse Collection

No further updates since last meeting from Parish Council Approach to District Council.

ACTION: C/Fwd

0107/18
(0092/18)

Storm Water and Sewage

Awaiting further information. Responsibility to be clarified with Solicitors when contracts drafted.

ACTION: C/Fwd

0108/18
(0093/18)

LIABILITY INSURANCE FOR DIRECTORS

Agreed last meeting we will progress the higher cover of £1 million. This is not required at present.

C/FWD Next meeting

0109/18
(0095/18)

FINANCIAL

Finances/Expenses/Grants/Loans

Canvass other village groups to see if any can assist with a short term interest free loan

SFPA:unable to support a the rules of the SFPA do not support loans

Parish Council: unable to support under their Financial Regulations

Seavingtons' News: Have agreed a £1600 loan

Village Shop Cafe: unable to support

There is a possibility that St Michaels Church Trust may be able to assist. Contact details to be obtained for next meeting

0110/18

ACTION:C/Fwd

Fit of Properties

0111/18
(0096/18)

NL to approach DA to establish fit of properties

ACTION: C/Fwd

(0097/18) Developer has confirmed the kitchen floor covering (lino) will be supplied by Developers. Initial ball park figure for carpeting the remainder of the houses, based on the plans supplied is £6k for all 3 properties. Agreed to wait for properties to be accessible before inviting further quotes and agreeing what else may be required in terms of fixtures/fittings.

0112/18 **ACTION:**C/Fwd

GDPR Act 2018 (General Data Protection Regulation)

New GDPR Act 2018 which is an EU regulation will come into force 25th May 2018. PP has obtained some documentation for Parish Council which is currently being reviewed. It is likely that this prove suitable for CLT use.

0113/18 **ACTION PP:** to forward documents for **ALL** to review for discussion next meeting
(0098/18)

AOB

Tenants

Agreed to write to via e-mail the people who have registered an interest in renting the CLT properties, to a) advise of the delay in completion and b) to confirm they are still interested. Whilst the rental amount has not been finalised, it is expected to be in the region of £480 per calendar month, excluding Council Tax and Utilities which can be advised. This figure conforms to the 80% of Market Rate (estimated in the region of £600 per calendar month) which the CLT is permitted to charge. We agreed to use this figure in order to be able to provide more information to prospective tenants

0114/18 **ACTION KO:** write to the 4 prospective tenants who have registered an interest

0115/18 **ACTION NL:** prepare an article for The Seavingtons' News along the lines above.

Meeting concluded at 15:45

NEXT MEETING Monday 18th June at 2pm at Buckrells