

SEAVINGTON COMMUNITY LAND TRUST LIMITED

Minutes of 14th Board Meeting at 14.00 held at Buckrells

Monday 12th November 2018

ATTENDANCE AND APOLOGIES

Present

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

Apologies

Mark Ellis (MAE)

0184/18 Welcome

APPROVAL OF MINUTES - LAST MEETING 15/10/2018

0185/18 Minor amends made and agreed by Board.

ITEMS CARRIED FORWARD FROM 15/10/2018

DICUSSIONS WITH DEVELOPER,SOLICITORS ETC

Tenants

0173/18 **Action Completed:** Further applicant registered.

Update on Build

0186/18 Resolution for surface water drainage (Clause 6) has now been discharged.
(0158/18)

Results of Geological Survey (Clause 9) still awaited

0187/18 **ACTION:** C/Fwd

0188/18 Developer (Acorn) is on schedule for obtaining required paperwork/certificates for their
(0177/18) lawyers for onward transmission to CLT lawyers (Stokes)

NL/ME to arrange an appointment with Sarah Warren (Stokes) to sign Exchange Of Contracts. This will be held to order by Stokes pending confirmation of completion of

formalities and confirmations. Authority given at meeting by The Board for NL & ME to sign Exchange Of Contracts on behalf of the CLT

0189/18 **ACTION:**NL/ ME

INSURANCE

Liability Insurance For Directors

(0178/18) Now in place commencing 1/11/2018. £1 million cover. Annual premium £286.67 paid in full.

Buildings

ME has confirmed with HDW that their total quote of £575 for Building Insurance does include rent guarantee as standard.

Stoneleigh Lettings fee also includes a rent guarantee (non payment of rent), which is the CLT preferred option . As 2 policies are not required, ME will speak with HDW to see if their premium can be reduced accordingly.

0190/18 **ACTION:** ME to progress

(0183/18) MEETING WITH ANDREW WHITEHOUSE

Further to the Action on the last minutes, a meeting with Andrew Whitehouse (AW) took place at 2pm on Monday 29th October, 2018 at Chard Showground. Present were AW with MAE and ME for the CLT.

The purpose was to update AW as to the current position and a summary of what was discussed is as follows:

- Name of the development is Falcon Close. There was a suggestion to include 'Whitehouse' in the name of the development, to reflect the generosity of our benefactor. However, it is SSDC policy **not** to include the name of a living person when naming roads etc.
- There is a desire by The CLT and within the village to commemorate this generous gift to the village and the intention is to recognise and record this with a plaque to be sited once the properties have been handed over.
- ME/MAE stressed that The CLT have, and will continue to follow the criteria outlined in the Deed of Covenant, for all matters relating to the development, mindful, also that we need do this within the boundaries of the Concept of Community Land Trusts.

- AW re-iterated that the gift was `Starter Homes ` for the villages, and not for long term occupation.
- ME/MAE advised that we currently had four potential applicants being checked for financial soundness, and that we would let him see our final three, once they are confirmed, in line with the covenant.
- ME/MAE explained the need for loans which The CLT has been granted and the fact we had to repay these back before any grants would be made.

The meeting closed at 3.15pm approximately

0191/18 **FINANCIAL**

There will be bills due shortly for Legal Fees, Building Insurance, carpet fitting and small sundries required to complete properties ready for letting.

(0166/18) **GDPR Act 2018 (General Data Protection Regulation)**

New GDPR Act 2018 which is an EU regulation came into force 25th May 2018. PP has circulated some documentation for Parish Council which is being reviewed as it is likely can be amended for CLT use.

0180/18 **ACTION C/FWD NL:** to discuss further with Tony Beresford

(0150/18) Agreement received from all Board members to receive communications on a group basis.

0192/18 **TENANT APPLICATIONS**

Stoneleigh Lettings (David Atkin) have completed their vetting process on the 3 applications they have received. All 3 meet the criteria and, on successful Exchange of Contracts, we will be in a position to offer all 3 a tenancy.

A deposit of £750 will be payable per house and this will be held in accordance with Tenancy Regulations.

AOB

(0181/18) **On-Line Banking**

(0182/18) **Process for agreeing grant applications**

Discussed at meeting 15/10 2018 and carried forward for 6 months (April 2019)

0193/18 ME advised she had been contacted by Ilminster Town Council (Tony Walker) who wanted more information on CLTs. ME referred Tony on to Wessex CLT

Meeting concluded at 16.15

NEXT MEETINGS

Monday 26th November 2018 at 2pm at Buckrells CANCELLED

Wednesday 5th December 2018 at 2pm at Court Farm