

SEAVINGTON COMMUNITY LAND TRUST LIMITED

Minutes of 3rd Board Meeting held at Court Farm

Monday 13th November 2017 at 2pm

0009/17 ATTENDANCE AND APOLOGIES

Present

Nick Loxton (NL) Chair

Moira Ensor (ME)

Pauline Parsons (PP)

Peter Ash (PA)

Ken Dewsbury (KD)

Elaine Edwards (EE)

Robert Wood (RW)

Karen Ogden (KO)

Guest: Andrew Whitehouse (AW)

Apologies

Laura Gowers (LG)

0024/17 Welcome and Introductions to AW

0025/17 Following introduction to the CLT, AW addressed the meeting by summarising his vision for the CLT houses. The objective was to use the former Lift West site on New Road for AW to give 3 houses within the new development for the benefit of the Seavingtons' villages. The primary objective would be to give an opportunity for young people who have lived in or have a strong connection with the villages to remain or to return. The managing body would rent the houses to suitable tenants and the income would be used for the benefit of the villages. AW was keen to retain the running of the project within the community and as far as practicable, not hand over aspects to 'outsiders' - there would be cost implications, plus other reasons for keeping this 'in house' as far as possible, thereby enabling the purpose and vision to stay on track and provide maximum benefits.

NL assured AW that there was no intention of involving formal Housing Associations, such as Yarlinton or SSDC. The plan is to engage the housing arm of the developers (Acorn) who are experienced with the vetting and management processes and the CLT can include in their process the extra layers of checks to satisfy themselves of tenant suitability. There will be a tenancy and vetting contract drawn up between CLT and Acorn to achieve the selection procedure. The intention, is to use Acorn for this purpose for a set period (2 years was suggested) to enable CLT familiarisation prior to taking on the process themselves.

An assured Short Hold Tenancy with a rollover to extend and the standard 1 months' notice by tenants and 2 months' notice by the CLT thereafter is envisaged.

It was agreed with AW at the meeting that the above plans conformed with his initial vision and that these proposals were acceptable to AW.

APPROVAL OF MINUTES - LAST MEETING 24/10/2017

0026/17 1 amend. 0021/17 - LG is to remain a member of the Board, so no signatory amends required.

Minutes agreed by board.

ITEMS CARRIED FORWARD FROM 24/10/2017

0027/17 **Printing invoice** not yet received. To remain on file until received.

0028/17 **Review of The Benefit's Society Rules**
(0015/17 Clauses 7.1 and 7.2 to be amended. The changes need to be attested by the CLT solicitors
006/17) and filed in the Registered Office.

ACTION NL/ME: Appointment with Stokes to be arranged

0029/17 **BUILDING PROGRESS**

Internal tradesmen now working in existing buildings. All on schedule

0030/17 **NOTIFICATION OF INTEREST**
(0018/17) Application drawn up for December issue of Seavingtons' News and CLT website. Wording 'cut and pasted' from Deed Of Covenant. Vetting rules to be agreed with Acorn (Mark Thomas). 0025/17 above refers

0031/17 2 applications received to date. Apps to be acknowledged and collated and discussed at future meetings

ACTION: KO to facilitate

0032/17 **TENANCY AGREEMENTS**

The tenancy term need to be agreed, but CLT are looking at 6 month Assured Short Term Tenancies with a rollover to extend and the standard 1 months notice by tenants and 2 months notice by CLT. To be progressed with Acorn

ACTION: NL/ME

0033/17 **4th HOUSE**

(0019/17) Plot 1 is currently on the plan as a 3 bedroom with parking space. Acorn advise this is to marketed at £279K. If reverted back to a 2 bedroom, the price would be £250K. CLT has no funds available for a deposit and no assets to provide collateral for one and it seems unlikely that there is any central funding available for this. There is also the uncertainty about when/if mortgage rates will increase.

Decision taken, not to progress this at the current time.

0034/17 **FCA RETURN**

(0023/17) Completed and returned to FCA.
FCA invoice now received for period 4/8/2016 to 31/3/2017. ME to arrange payment.

AOB

0035/17 RW asked what rent is to be charged. This has been set yet but will be largely governed by the CLT rules in terms of the maximum (80%) of market rate.

Meeting concluded at 15.45

NEXT MEETINGS: Monday 4th December 2017 at 2pm at Court Farm

Monday 8th January 2018 at 2pm at Court Farm

Future meetings scheduled for 1st Monday in every month, 2pm at Court Farm

UPDATE FROM MEETING 4th December:

NEXT MEETING: Tuesday 9th January 2018 at 2pm at Buckrells

Future meetings will be either 1st Monday OR Tuesday in every month. Venue and time to be decided at preceding meeting.