

**Trustee Board Meeting – Minutes – 13.12.21**

**Location: Zoom Format**

**Present:**

Robin Swanson (RS)

Frank Danks (FD)

Paul Swanson (PS)

Tim Foddy (TF)

Lynne McCallum (LMC)

Susan Meister (SM)

Peter Johnson (PJ)

The meeting was opened at 1902 by the chair (RS) who welcomed all present and thanked everyone for their attendance.

**Item 1.**

The minutes of the previous Trustee Board meeting on had been circulated to all trustees prior to this meeting for review. Those minutes were reviewed and accepted as a true record by all who attended. The minutes were signed accordingly.

**Item 2.**

- The Chair opened this item by re-emphasizing the delivery model. KCLT is purchasing its phase 1 turnkey properties at a very competitive rate of £1485/m<sup>2</sup> and once contracts are signed in early 2022, this will be “set in stone” until the end of that phase. Phase 2 properties will be purchased at the phase 1 rate plus an index linked inflation value. It is important to recognize that KCLT will only get the offered houses (as designed) with the offered specification for that rate and any additional requirements KCLT have, will come at extra cost. It is suspected that these extra costs will include a “buffer” to cater for the additional risk of inflation over the next 3 – 4 years of phase 1 construction.
- The relationship with Bellway Housing thus far was presented by the attendees at the Delivery Board meetings. The minutes from the Delivery Board meetings on 5.11.21 and 23.11.21 had been circulated to the Trustees for information. Initial experience was that the stance from Bellway has been less than acceptable with a trend towards arrogance to KCLT concerns. This had marginally improved during the

second meeting but was still less than satisfactory. Information flow from Bellway had been acceptable.

- Additional questions remained on the Site Plan and Bellway's proposal on the design and location of the KCLT units. Following extensive discussion, it was agreed to advise Bellway of the Trust's preference for housing modified to enable "future proofing" and an acceptable open plan layout and to further negotiate the additional cost identified by Bellway. A modified Site Plan is anticipated in the near future and it was agreed to confirm the Trust's position on acceptance after further review. (L.Mc) advised that the additional costs likely for enhancements to the basic designs of the Affordable Housing were questionable and should be challenged to achieve a mutually acceptable position.

Lengthy discussion on a strategy on future relationship concluded that the Trust's representatives should proceed with a degree of caution and attempt to influence Bellway into a more benign attitude by example in the hope that they would comply with the spirit and vision for the development going forward. Their recent CEO's report advised the adoption of a "Better with Bellway" initiative and it was decided to bring this up at the forthcoming Delivery Board meeting on 15.12.21 in the hope of improvements in this area.

(T.F) expressed concern on the apparent attitude of Bellway on the environmental issues of the development as there was little detail and a perceived reluctance to embrace the issue to the anticipated level. He felt that his view of the Developer was comparable to a "juggernaut" at speed which was intent on sweeping aside everything in its path to achieve its primary agenda with scant regard of environmental and ecological issues.

- The most recent version of the Site Plan was reviewed including the proposed location of the Self Build Plots and the proposed location of the KCLT homes both of which had been moved in the latest update. The consensus was that the most recent proposals were an improvement and approaching an acceptable position. Further clarification would be requested at the Delivery Board Meeting with further negotiation anticipated before acceptance
- The Delivery Plan for the KCLT units had been updated and was found to be acceptable.
- The design of the CLT Office was discussed and with the proposed modifications to the original design considered to be acceptable. Any future internal modification to accommodate storage at a mezzanine level would be retrofitted by the Trust if needed. Confirmation of load bearing walls would be investigated.
- The options on the internal design of the KCLT homes was discussed at length. It was decided that the Trust's preference was to reject Bellway's proposed alternative

models which were smaller than the original and to go for modified design of the original at additional cost. The extent of the modified design would be dependent on financial modelling and an update on estimates from Bellway. There remained a number of issues with the Bellway specifications which would be fed back for further review and improvement.

- The Bellway position on the Environmental aspects in the development remain a concern and the Trust's aspiration will be re-emphasised at the forthcoming meeting of the Delivery Board. An improved Environmental / Ecological plan is anticipated.

### **Item 3.**

A compromise on the Trust's position on "pepper potting" has been prepared and would be presented to Bellway to aid negotiation if necessary to achieve improvement of the current proposals on current location and house design of KCLT units.

### **Item 4.**

There was a brief discussion on the likely strategy to be employed at the Delivery Board meeting to aid achievement of the Trust's aims.

### **AOB**

Additional work is now required to advance the application for Registered Provider status. A focal point was requested which was filled by (S.M). Some work on the Trust's Rental Policy had been drafted by the Secretary who committed to pass this and other documentation to (S.M) for further preparation.

(S.M) advised that the Newsletter was now complete and delivery from the printers anticipated at the end of the current week. The Secretary raised the issue of delivery to members who did not reside locally. It was agreed to send electronic copy by e mail to those members in this position.

(T.F) re-emphasised the need to maintain a high profile on the ecological issues and concerns as the project moves forward.

There being no further business, the meeting was closed at 2107.

Frank Danks – KCLT Secretary.