

Trustee Board Meeting – Minutes – 12.01.22

Location: Zoom Meeting

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 1900 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 13.12.21 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 most recent KGV site layout (revision v2) and the updated housing delivery plan had been circulated among the Trustees for review and approval since the previous Board meeting. All trustees approved by e mail and a formal vote for record purposes was requested. A unanimous vote in favour of the of the proposed site and delivery plans was recorded.

Item 3.

The KCLT proposed upgrade modifications to the basic Bellway house designs were presented to Bellway at the Delivery Board meeting. Following initial estimated cost uplift from Bellway it was proposed to proceed with the modified designs providing the financial model remained viable. A formal unanimous decision in favour by all trustees was recorded.

Item 4.

The minutes of the Delivery Board on 18th December were circulated in advance of this meeting for trustee review and comment. The trustees who attended the Delivery Board agreed that the tone of the meeting and the relationship with the Bellway representatives had improved. This is considered

to be the result of a meeting between ECDC and Bellway following concerns presented to ECDC by the Trust had been presented.

Several concerns remain and a number of actions by Bellway have yet to be addressed which include:

- The formation of the Technical WG which was been broadly agreed to but so far, no definite feedback had been received.
- Notification of the Bellway Sustainability/Ecology Liaison POC (Action Point (h) in the Minutes of last DB).

There also remains a general feeling that progress is not fast enough for a satisfactory conclusion of the KCLT/Bellway Sale Agreement by March because there is a need to bottom out the additional costs for the CLT homes and to confirm plans/specifications are amended for the contract. It is considered that the Tech WG will help in this respect because with face-to-face meetings (albeit virtually) with the Bellway Technical Team, this will perhaps negate the need to wait for 3 weeks between Delivery Board meetings.

The Chair (RS) committed to contact the Bellway representative by telephone to emphasise the Trust's concerns and stimulate progress.

Action – (RS)

Item 5.

The Chair (RS) presented the Pamwin model which had been updated to include the additional costings received from Bellway to cover the design modifications and a nominal £3000/house uplift for Specification modifications requested by the Trust. This indicated that the financial model remains viable. He also advised that the funding provider (Triodos) had reconfirmed their offer to the Trust using the results of the revised model and that the funding remained within affordability levels.

Item 6.

The trustees discussed at length the scope and aspirations of the provisions in the rental and shared ownership gardens. (PS) is the focal point for this and stated that the specification from the developer limits the rear gardens to rotovation of the ground only and that, as a minimum, turfing should be planted. As Bellway will be utilising a turfing contractor to turf the front gardens it is proposed to explore the possibility of the rear gardens being done at the same time to minimise costs to the trust.

It was suggested that an area of turf/wild flowers be planted within the rear gardens. This had a mixed response with a thought that different tenants would maintain their rented gardens to varying levels and may in some cases be wasted. It was therefore suggested that a plant fund be set up to provide a nominal allowance for tenants who wished to plant shrubs etc in rental gardens. It was agreed to re-visit this nearer completion to decide the parameters. A trustee with landlord experience revealed that in his properties the input from his tenants into the gardens was zero.

Fencing was discussed at length. The ideal was considered to be 4" concrete slotted posts with concrete gravel boards and close board fencing. It is felt that Bellway will install boundary fencing to

a low specification in line with modern developments. This will be discussed with Bellway to achieve a mutually agreeable result.

Outside taps and power points were considered to be desirable as well as a base for rotary clothes dryers. These and the items above to be discussed with the developer.

Action – (PS)

The Board discussed the provision of electric car charging points. The location and scope of these are not yet clear and confirmation of Bellway's plans in this area will be sought.

Item 7.

The Chair updated the board on the status of the Registered Provider application. The Regulator has raised a number of queries and the most pressing to be addressed are within the Allocation and Rental Policies. It was proposed to schedule another meeting on 26.01.22 to review and agree further updates to the policies in line with the queries identified. The Secretary (FD) committed to circulate copies of the most up to date versions prior to the scheduled meeting to enable review in advance.

Action- (FD)

AOB.

1. (LMc) -The initiation of the Technical Working Group is welcomed and will provide professional discussion and it is hoped construction technicalities may be objectively discussed with experienced construction technical professionals and agreed.
2. (SM) – Surplus Newsletter copies were requested to enable further distribution to local businesses. Several possible target businesses were suggested by the trustees.
3. (TF) – The Kennett Parish Council anticipate the use of a new website in the near future and have offered a link to the KCLT website. This was approved unanimously.

(TF) expressed concern that Bellway were not fully committed to the inclusion of ecological provision within the development. Unless a binding agreement on these issues was forthcoming soon then the initiative to fully embrace ecological aspirations may be lost. He also expressed his desire to attend the planned meeting with the Bellway M.D.

4. (PS) briefed the meeting that the action on him to organize Tree Preservation Orders on the Oak Trees within the current School was now complete and the decision now rests with the respective Authorities.

There being no further business, the meeting was closed at 2017.

Frank Danks – KCLT Secretary.