

Kennett Community Land Trust

Trustee Board Meeting – Minutes – 10.11.2022

Location: Zoom

Present:

Robin Swanson	(RS)
Frank Danks	(FD)
Paul Swanson	(PS)
Tim Foddy	(TF)
Lynne McCallum	(LMc)
Peter Johnson	(PJ)

Apologies:

Susan Meister	(SM)
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The meeting was opened at 1903 by the chair (RS) who welcomed all present and thanked everyone for their attendance.

Item 1.

Trustee declarations of interest.

The Board members were requested to declare any personal interest in any of the agenda items for this meeting. Such a declaration would restrict the individual to discussion and information only and prevent them from voting on any decision-making concerning policy or allocation of assets.

(L.Mc) declared a personal interest in Item 9, the Self- Build plots with a possible interest in Shared ownership properties.

Item 2

Previous Meeting Minutes

The Chair (RS) expressed his thanks to the Secretary and (SM) for the organisation and refreshments at the Annual General Meeting on 14.09.22 at Kennett Village Primary School.

The minutes of the previous Trustee Board meeting on 31.08.22 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 by the Secretary on the behalf of the Chair.

Item 3.

Finance

(TF) presented the current financial status to the Board. Despite considerable expense since the previous meeting, the Business Account is reasonably healthy with adequate funding to pay outstanding legal fees. The balance currently stands at £7825.52 with a pending debit transaction of £1500.00 for legal fees.

Item 4.

An application for membership had been circulated to the Trustees prior to the meeting for review. The board discussed and unanimously approved the application for Associate membership. The Secretary (FD) committed to advise the applicant and to issue a Share Certificate. The total membership now stands at 172 full and associate members.

Action: (FD)

Item 5.

The KCLT Rent Policy Issue 2.0 was discussed at the previous Board meeting when a proposal to modify the parameters for affordable housing was raised. It had been proposed to remove reference to Local Housing Allowance from the text because this benefit will not be applicable to KCLT Rental tenants and would cause an unnecessary capped ceiling to future rental revenue and financial viability. The maximum rental rate for affordable rental housing remains at 80% of local market rental rates. Following detailed discussion, the proposal to amend the policy was approved by a majority vote. The Secretary committed to process the amendment and to circulate the revised document for Trustee review promptly.

Post Meeting note: - The amended document was issued to the Trustees by e mail on 11.11.22.

Action: (FD)

Item 6.

The Board discussed the current and historic scheduling of Trustee Board meetings. Scheduling at 1900 on a week day evening is no longer the ideal for all attendees and alternative options were considered. The Board agreed to consider alternatives with a view to initiate change that would be convenient for all attendees at future meetings with additional discussion at the next Board meeting.

Item 7.

Allotments Strategy Update

(TF) advised the Board that (PJ) had researched and produced a comprehensive overview strategy proposal. It was agreed that the ideal situation would be for the allotments to be administered by an independent Allotment Society probably composed of allotment tenants who would rent the area from KCLT and administer all aspects of the allotments within parameters agree by the freeholder. There exists sufficient local interest to make this possible and it was proposed to seek potential interest locally possibly utilising local social media during 2023 once a completion date was known.

Action (TF)

Item 8.

The Chair (RS) provided an update on the status of the sales agreements. The majority of the legal aspects were nearing completion. The agreement on the open spaces had still to be finalised and it is expected that a meeting with the legal team planned for the following day would move this forward.

Item 9

Self -Build Housing Strategy

Information on the actual plot dimensions had not yet been received from the developer which has delayed design of the options for the layout of the four plots within the advised area. (LMc) emphasised that these plots were disappointingly small compared to the local average and this may impact on the saleability and possible market value at the point of sale. The Board members discussed strategy options with varying opinion on whether discounted costs should be considered and whether covenant protection on future sales should be a consideration. (L.Mc) committed to provide an update on local pricing and (RS) committed to contact the developer to provide updated accurate dimensioned drawings.

Action: (L.Mc), (RS)

AOB

1. (L.Mc) advised the Board that there appeared to be a possible problem area within the CLT office parking area and committed to modify the design prior to requesting the developer to initiate a change.
2. (LMc) advised that she had identified a potential additional Trustee with ecological expertise. The Secretary suggested that the individual applied for membership in the first instance with a view to further consideration for possible Trustee status.
3. (LMc) requested an update on her recent expenses claim. Communication issues had contributed to a delay but the Treasurer committed to action this as a priority.

Action: (TF)

4. (FD) raised the subject of Solar PV Panels which would be fitted to both the affordable rental and shared ownership houses. It will be necessary to develop a strategy to administer both the income and power distribution from the installed units and possible scenarios were discussed. It was agreed to further research the options and continue the discussion at the next meeting.
5. The Chair (RS) advised that he had been contacted by ECDC with a view to continue the regular liaison meetings utilized in the past. It was agreed that the meetings should resume at a frequency to be decided. A Trustee stated that Delivery Board meetings have not happened for an unacceptable length of time and should be continued as a priority.

There being no further business, the meeting was closed at 2025.

Frank Danks – KCLT Secretary.