

Kennett Community Land Trust

Trustee Board Meeting – Minutes – 17.03.22

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 1901 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 26.01.22 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.

Item 2.

A new Membership Application was reviewed by the Secretary. The Board approved the application by majority vote. The Secretary committed to advise the applicant of the successful application as an Associate member and to issue a Share Certificate.

Action: Secretary (FD)

Item 3.

The following items had been approved previously by the Board by e mail. The Board formally approved the following.

- Shared Ownership Lease Conditions.
- Tenancy Agreements
- The appointment of a Registered Provider consultant.
- Marketing Policy

Item 4.

A draft Rent Policy was reviewed and discussed. It was decided to defer a decision on the adoption of the policy until the next planned Board meeting to allow further consideration by the Trustees.

Item 5.

The Board discussed the subject of the Self-Build plots which are to be provided at a nominal cost to the Trust to be sold on without restriction to enable a source of capital during the early stages of the development to facilitate initial expenses and cashflow.

The plots have been included in the recent valuation of the proposed Trust portfolio which has revealed a market value of the plots at a higher value than had been anticipated. Options on possible sale price and selection of potential purchasers, in the event of a demand in excess of the available plots, was discussed. Further discussion and agreement on the sales policy will be necessary and it was decided to defer this item for now until a more convenient time.

Item 6.

The Board had hoped to be able to be in a position to review the final costs for the KCLT extras in the community housing and to agree the range of options available based on the costs balanced against the Trust aspirations.

The updated costs from the developer were incomplete at the time of the meeting which prevented this item to be progressed. It is hoped that further information will become available before the next Board meeting to permit progress.

The merits, advantages and types of Rain Water Harvesting were discussed and the general opinion was that the focus should be on energy efficiency and future proofing of housing as priorities.

AOB.

- The Chair (RS) presented an overview on the subject of the management of the future housing stock and the estate of which the Trust would hold the freehold and the maintenance responsibility. Detailed documentation had been circulated prior to the meeting which define the various options available. It was decided to defer a formal decision and agreement on the preferred option until the next Board meeting to allow further time to consider the options.
- The Confederation of Co-operative Housing Code of Governance for community led organizations (2021) had been adopted by KLCLT in mid-2021 as a benchmark to ensure compliance with a Registered Provider status. It is a requirement that the Trust's governance be audited against the code on a regular basis to ensure compliance. The Chair (RS) explained that a focal point from the Trustees would be required to take this workload on. This is to be revisited to identify a responsible Trustee.

- Reserved Matters Documentation for review and checking were now appearing in the Dropbox from the developer. Allocated Trustees were requested to provide their review feedback comments by the end of the following weekend (20.03.22)
- (L.Mc) queried the Allocation Policy regarding possible multiple applications from single family units. The Application Policy has no provision for this and should be updated to ensure fairness and transparency. It was also suggested that individuals who had expressed interest in the housing stock be contacted by e mail to provide an update on the development status.

There being no further business, the meeting was closed at 2036.

Frank Danks – KCLT Secretary.