

Kennett Community Land Trust

Trustee Board Meeting – Minutes – 11.07.19

Location: 22 Station Road, Kennett

Present:

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

The meeting was opened at 1900 by the chair (RS) who welcomed all present and thanked everyone for their attendance.

The minutes of the previous Trustee Board meeting on 04.04.19 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.

The minutes of the Annual General Meeting on 01.05.19 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.

The Trust's membership of the National CLT Network was reviewed. It was decided that the existing membership at Member level should be increased to Membership Plus which, in addition to the current membership benefits, provides a bespoke and comprehensive Directors and Officers Liability Insurance. As the Trust moves to a position where purchase and management of property and the increase of financial aspects and responsibilities to members and tenants increase, additional security and protection is deemed necessary. The increased membership level will provide this. The Secretary was instructed to contact the NCLTN and make the necessary arrangements to increase the membership level to Membership Plus on a pro rata basis for the remainder of the membership year.

Membership applications from 6 potential members were reviewed and all were approved. The Secretary committed to process the applications and advise the applicants accordingly. Membership of the Trust now stands at 148 of which 140 are Full Members and 7 Associate Members.

The Chair reminded the meeting that a request had been made at the AGM for additional Trustees to join the board particularly from ladies to improve the gender balance of the board. One lady had expressed an interest but was currently unwell and unable to participate at present. She will be approached at a later point to establish her continued interest. The need for additional Trustees remains a requirement and in particular a candidate for the position of Treasurer, which is currently vacant, is desirable. All Trustees were requested to maintain the profile of the need to increase the Board numbers with members. If no suitable individual to fill the Treasurer position is identified it may be possible to share expertise with another CLT in the local area.

The OPP application for Kennett Garden Village was reviewed. The Secretary of State for Housing had decided not to “call in” the application and returned the application to ECDC for local completion. The S106 phase of the application is now underway and the final planning permission is anticipated in October once all legal and regulatory process has been completed. A local protest group has indicated the intention to apply for a Judicial Review of the planning process and are attempting to raise funding. Local support appears minimal and given the potential high cost of the process this is not considered at this time to be likely.

It was discussed and decided to embark on a programme to increase the Trust’s profile to emphasise the positives aspects of the Trust’s activities and offset negative and inaccurate reporting. The measures will include a new Website, a Facebook facility, a series of entries in local magazines, a regular newsletter to the membership as well as a leaflet drop to the extended community. It was proposed by GG and seconded by FD that TF assume the position of focal point for all these activities with LMc supporting.

A.O.B.

- The Secretary revealed an Expression of Interest document provided by CLT East which is considered a simpler document than that produced by the trust. As it meets all initial requirements to express interest in CLT property it was decided to utilize this in future.
- Terminology. Two changes were proposed to terminology commonly used by the trust. The first is to refer to the population of Kennett Parish as the Community and not the Village. The second was that the description of Trust housing be referred to as Community Housing and not Affordable Housing.
- GG raised a series of concerns about the relationship between the Trust and both PGH and ECDC. Assurances and safeguards already agreed need to be confirmed.

There being no further business, the meeting was closed at 2037.

Frank Danks – KCLT Secretary.