

Kennett Community Land Trust

Trustee Board Meeting – Minutes – 11.10.18

Location: 22 Station Road, Kennett

Present:

Robin Swanson	(RS)
Frank Danks	(FD)
Paul Swanson	(PS)
Darren Watson	(DW)
Tim Foddy	(TF)
Lynne McCallum	(LMc)
Hugo Runciman	(HR)

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 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.

An application for membership of the Trust had been received from an eligible resident. The application was reviewed, discussed and unanimously approved. The Secretary (FD) committed to contact the applicant to advise the Board's decision and issue a share certificate.

Action: FD

A total of four applications to join the Trustee Board as co-optees had been received from members. Each application, including applicant statements, was reviewed in depth and additional background information provided by Trustees. Following detailed discussion the decision to invite all four applicants to join the Trustee Board, initially on a co-optee basis until the AGM, was made. The Secretary was instructed to contact each applicant to advise the Board's decision and formally invite them to join the board.

Action: FD

The Trust's draft Expression of Interest and Housing Allocation Policy documents were reviewed and further amendments agreed. The Secretary committed to update and circulate the amended documentations to the Trustees by e mail after which the documentation would be filed as Trust Policy.

Action: FD

The subject of funding opportunities was discussed. The chair (RS) advised that he was in the process of drafting a revenue bid from the Community Housing Fund to help finance costs involved in the early stages of the development process to cover legal costs associated with tenancies, advertising, valuation, insurance, management and administration. The total number of housing units that the Trust takes on will have a bearing on this. The Board members knowledge and understanding of the funding aspects of the process and principles varies and the same level of knowledge across the Board will allow an informed decision on numbers. To this end it was decided to convene a single item agenda meeting to gain information from the developer on 01.11.18.

Action: RS, FD

The Secretary (FD) attended a meeting of the Cambridge Quality Panel on 3.09.18 when the developer carried out a presentation on KGV to the panel. The feedback from the panel was very positive and a copy of the panel's report was provided to the Trustees.

RS & FD provided feedback on the ECDC Local Plan Hearing session covering Community Land Trusts. This session dealt with ECDC policy and no input from the Trust was necessary as the Trust's position had already been stated.

AOB

L.Mc advised that she had heard nothing further from PGH following her request to discuss water harvesting. PGH had previously advised that this would be an agenda item at their next meeting of the Development Team on a date to be advised.

L.Mc provided background on the subject of Self Build Plots. Local Authorities have to provide a proportion of plots for Self-Build within development. However ECDC seem to be less committed than other District Authorities in the area.

L.Mc advised that she has been in contact with manufacturers locally who were actively involved in the production of "Zero Energy" buildings primarily in new build schools. They advised that they now planned to move into the housing area. There may be opportunities with this process locally and she advised that she had arranged a visit and would provide feedback on her findings.

Next meeting – 1900 on 01.11.18 in the Kennett Pavilion.

There being no further business, the meeting was closed at 2030

Frank Danks – KCLT Secretary.