

Spaxton CLT Board Meeting Minutes

Spaxton Village Hall Pavilion 19 May 2021 at 7 pm

Present:

Chair: Mike Hodson. Secretary: Katrina Hinkley. Treasurer: Dave Hartley. Members: Simon Haswell, Vernon Hughes (VHu), Tracy Mercer, Josh Schwieso, Judith Nealon, Vicky Hemming, Barbara Down

Steve Watson, Consultant from Middlemarch

Apologies:

Siân Sedgwick-Wilde, Paul Richold

Public Attendees:

Chris Morton Thomas and Ceri Thomas

The Chairman welcomed the members of the Public.

Minutes of the last meeting:

Minutes agreed

Matters arising:

Action outstanding SH to complete report on the Needs Survey.

Action outstanding KH to provide a copy of the membership register to 2 other Board Members.

Chairman's report:

MH summarised the progress of the CLT Board over the past several months.

- Meetings have been held online.
- SCLT is now partnered with Middlemarch, whose representative Steve Watson was present at this meeting.
- Grants have been obtained – see Treasurer's reports.
- A substantial amount of money will be needed to do the preparatory work on the chosen site.
- The Needs Survey is complete.
- The website is nearly up and running.
- Board members has been speaking to two landowners about the Heads of Terms of the sale of a potential site.

Next steps:

The Board needs to choose a site for recommendation to the community very soon. A range of surveys need to be completed on the chosen site. This will require grant funds. Granting bodies will only provide funds for one set of site surveys.

Negotiations with the landowners need to be brought to a conclusion.

Then there will be a meeting with the Community to ensure that there is support for the decision.

Treasurer's report:

See Appendix 1

MH and DH attended a webinar provided by the National Community Land Trust on administration and finance – it was very informative. They will circulate information to the Board Members.

A question was raised about funds from Sedgemoor and whether it leaves this SCLT with any obligation to Sedgemoor. SW said that it was not clear about an obligation. If Sedgemoor is a Housing Association partner then tenants will come with a right to buy, which would not be acceptable to most CLTs.

Housing Association Working Group (HAWG):

VH gave a summary of work so far: 4 members formed the HAWG. Contact was made with 17 or 18 HAs. Some would not work with SCLT because it will be a small project. The remaining 4 or 5 HAs need more certain information about the actual project.

Needs Survey Working Group (NSWG):

SH gave a summary of the activities of the Group

Website update and implementation programme

BD summarised progress so far. The cost includes the capacity for future enhancements. The designer agreed to assist if there was a requirement to move the site to a different administrator. The hosting and administration will be £360 for the first year. BD said that he would make himself available to demonstrate how the site works and how updates can be made.

BD suggested a revised logo. It was decided to stick with the original logo.

BD is hopeful that the first draft of the website should be available next week.

Questions were invited from the Public

Mr Moreton Thomas: Why does the Board have to recommend a site when the Community voted on a Site last year?

Further information has come to light since the vote. That information is confidential. This will all be made transparent once all the information can be shared.

It is not possible to state what the date might be for releasing the information.