

Spaxton Community Land Trust

Board meeting held on Wednesday 25 August 2022 at 7.00pm

MINUTES

Attendees: Mike Hodson, Dave Hartley, Josh Schwieso, Rick Richold, Barbara Down, Judith Nealon, Tony Donnelly, Chris Morton-Thomas (Jan Hodson minutes taker)

Item	Topic	Action
1.	Apologies of Absence Vernon Hughes, Alex Burdett,	
2.	Minutes of Previous Meeting Minutes of the last meeting held on 16 June 2022 were agreed by the board.	
3.	Matters Arising None	
4.	Chairman's Report The Chairman explained the reasons that the landowner has withdrawn the site from sale following the death of his father. These relate to probate issues causing him to conclude that the site cannot be offered for sale for the foreseeable future. A Working Group meeting with our partners was held on 24 August to plan the way ahead and the options open to the CLT. These options were put to the committee in the Brief which was discussed at item 7	
5.	Secretary's Report The Secretary could not attend the meeting but had sent a comprehensive response to the WG Briefing	
6.	Treasurer's Report The Treasurer reported that there was still some difficulty accessing the Financial Control Authority (FCA) so they have not been able to audit the accounts at this time. He reported that half the funding for the first stage of the project has been spent on surveys etc. but that the remaining surveys have been halted for the moment. Leaving a substantial amount in the account.	
7.	The Way Ahead – Working Group Briefing 24 Aug 2022) (copy attached) In the Brief three options were identified: 1. Stop all activity – the committee agreed that this was not option as the housing need still exists. 2. Pause activity – the committee agreed that this was not an option as there was no certainty that the High Street site would ever become available and the CLT has an obligation to the village to provide the houses as soon as possible. 3. Renew site search – the committee agreed that this was not a preferred option as it was felt nothing has changed regards available sites since the comprehensive original site search and there is still the alternative site chosen by the village (the Parish Council Allotment site) available. 4. Alternative site – All members present were asked if they wished to pursue the alternative Parish Council Allotment site. All members signified that this was their preferred option (2 by email in response to the Working Group Briefing) with the exception of one member who wished to search for another site. It was agreed that to pivot to the alternative site would be the best option as there are already extant Heads of Terms agreed with the Parish Council and Sedgemoor District Council (SDC) deemed both sites comparable in the pre-planning advice process. Another advantage is that there is more flexibility with this site as the Parish Council could be asked to make more land available for a potential phase 2 affordable homes development should it be needed in the future.	

	The committee discussed the implications of pivoting to the Allotment site including: (i) Funding: Stage 1 Surveys will need to be done on the new site. A meeting has been arranged with SDC on 5 September to discuss funding (only half the grant for the High Street site has been spent) The Housing Association has expressed a willingness to help. (ii) Architect's Design: It was agreed that the Architects will need to revisit their design in view of the change of site. This may require extra funding. (iii) Consultation: a timetable for consultation with the CLT members and the village was laid out. Timetable 1. The Chairman to produce a draft letter to all CLT members which will be circulated to the board for comment and approval by 28 August 2022 2. Approved letter circulated to all CLT members by 3rd September 2022 3. Meeting with SDC to discuss funding 5th September 2022 4. Meeting of CLT members end of September 2022 5. Public Meeting late October 2022	MH VH MH, DH ALL ALL
8.	Any Other Business None	
10.	Date of next Management Committee Meeting Wednesday 21st September 2022 at 7.00pm	