

Uppingham Homes CLT

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Minutes of the Uppingham Homes CLT Board Meeting held at 3pm on January 8th 2020

1. Participating Directors

, Graham Allison, Edward Baines (Chair), Margaret J Simpson, Ron Simpson, Geoff Thompson

2. Apologies for Absence

David Ainslie and Mark Shaw

3. Declarations of Interest

The personal, business and community interests of directors were noted. It was agreed that the tabled draft Declaration of Interests Form be approved and circulated electronically for completion by all directors.

4. To Receive the Notes of the Following Meetings

Board Meeting held on November 15th 2019 – Received with no matters arising.

5. Activity Update

Board members reported on actions taken to date and the next steps required.....

a) Legal

- i. **Land Transfer** – Following consideration of the additional quotes for legal work secured by the Secretary it was agreed that the contract be placed with Simmonds Grant Solicitors of Oakham and their preferred partner. It was noted that this firm was known to Gerald Badley as it had undertaken the necessary probate work following the death of Mr E J Toon, the original owner of the Badley Orchard
- ii. **Addendum to Trust Rules** – The Trust's Finance Director reported on dialogue between HMRC, the Trust's Birmingham solicitors and the National CLT Network. The Board discussed the questions put by HMRC over the CLTs future activities and their charitability regarding object A2.2.3 in the CLTs constitution. The Board noted that whilst there is no current plan to engage in activities under the object, the Board are fully aware of the relevant guidance and restrictions and AGREED that when they are in such a position to engage in such activity, they will put in place an appropriate policy to ensure that such activity will only be in charitable circumstances, for the public benefit and in accordance with Charity Commission guidance
- iii. **Registered Housing Provider Application and Locality Support Proposal** – The Board noted the submission of Part 1 of the application to become a Registered Housing Provider and awaited the outcome. It further considered a Part 2 support proposal from Locality consultants Mick McGrath and Debbie Lamb and agreed that the Finance Director should incorporate it into the Trust's Locality grant submission.

b) Homes England and Finance Update

- i. **Balance Sheet** - Noted by the Board and updated by a post meeting revised cash flow forecast (attached)
- ii. **Milestone Payment 2** - Noted as received
- iii. **Milestone Payment 3 Claim** - It was agreed that sufficient work had now been undertaken to enable the Finance Director (assisted by other board member as appropriate) to prepare and submit this claim

c) Technical, Infrastructure and Planning

- i. **Report on attendance at N Plan Developer Event** – The Board noted with pleasure the very positive community response to the Trusts display and community engagement stand at the UTC Neighbourhood Plan Developers Event in the Town Hall. The resultant statistics produced by the Vice Chair David Ainslie reaffirmed a high level of community support for the Badley Orchard proposal
- ii. **Habitat Survey**- The Board noted that this had now been completed and the resultant report was expected soon
- iii. **Report on the meeting with RCC to bid for infrastructure funding** - The Board considered three documents relevant to this meeting which was attended on behalf of Uppingham Homes CLT by GSS Architect Teo Lall and UHCLT Directors Shaw and Simpson. The Secretary's Briefing Notes for RCC, the

written RCC response from Rob Harbour (who did not attend the meeting) and GSS notes on the RCC response to the CLT request for Infrastructure Funding support. During debate it was noted that:-

- The UHCLT Meeting Briefing Note clearly set out the strategy and intent of the Trust
- RCC colleagues had failed to recognise the required separation between policy and development control and not built upon previous Planning Inspectorate judgements on the site as documented in the Trust's Pre-Feasibility Study submitted to, and acknowledged by, Homes England
- The RCC response sought to pre determine a future planning application when what was being requested by UHCLT was RCC policy section support for an infrastructure funding bid
- The RCC response revealed inconsistencies in the interpretation of planning policy
- Four of the five key points raised by RCC colleagues had already been addressed by GSS

Following further debate and a decision to proceed to a full planning application and a possible subsequent appeal to the Planning Inspectorate, it was agreed that a written response to Rob Harbour's letter be prepared and forward to RCC

- iv. **GSS Notes and Drawings** – Receipt of updated design ideas and a formal note of the recent meeting between GSS and the Vice Chair and the Secretary was noted
- v. **Next steps** – It was agreed that Technical Director Graham Allison request a further meeting with GSS to consider design issues.

6. Any Other Business

The Board authorised a special general meeting of the full membership to be held on February 7th 2020 to update members on UHCLT developments to date and to deal with any required resolutions.

7. Date of Next Meeting

Members Meeting – February 7th 2020 2pm in The Falcon Hotel

Ron Simpson BEM
Secretary
Uppingham Homes CLT

11.1.2020

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