

Uppingham Homes CLT

www.uppinghamhomes.uk

Minutes of the Uppingham Homes CLT Board Meeting No 8 held at 3pm on July 10th 2020 in The Falcon Hotel

1. Roll Call

At the hotel - David Ainslie BEM, Graham Allison, Edward Baines (in the chair), Margaret J Simpson, Ron Simpson BEM, Geoff Thompson

Online - Mark Shaw

Guests Observers (from 3.15pm) - Nick Townsend (online) and Andrew Mankowski (seated separately and socially distanced)

2. Apologies for Absence

None

3. Declarations of Interest

The registered business, council, charity, community and voluntary sector interests of board members were noted. Secretary Ron Simpson declared a personal, but non-pecuniary, interest in agenda item 10 (Housing Needs Survey). Directors Baines, Thompson, R Simpson, Shaw and Ainslie declared a personal, but non-pecuniary, interest in agenda item 8e (UF)

4. Notes of Meetings

Board Meeting No 7 June 23rd 2020 – Circulated and agreed

5. Matters Arising

None

6. New Membership Application

Resolved: Noting an application for membership and payment for a £1 share from Nicholas Townsend of Uppingham that he is welcomed into membership and a membership certificate issued dated July 10th 2020

7. Policy and Legal Matters

- a) Land transfer now complete – Land Registry documentation on its way
- b) New logo - Adopted for online documentation
- c) CLT Network - Membership renewed
- d) Anglian Water – Water Consultant approaching AW to progress more detailed proposal

8. Financial Matters

Finance Director Geoff Thompson presented a number of updating reports as follows:-

- a) Profit and Loss Report April 2019 – March 2020
- b) Profit and Loss Report April 2020 – March 2021(current position)
- c) CHL - RP IP Grant – Interim Grant Report
- d) Uppingham Homes CLT CBS Cash Flow Forecast - July 10th 2020

Resolved: That these be received and attached to the published minutes

- e) Consultancy and Support Invoices (UF & Locality) – Resolved that these be paid
- f) Savings Account – Resolved: That a savings account be opened at the Market Harborough Building Society or suitable similar alternative

9. Technical Matters

Technical Director Graham Allison reported on a detailed analysis of the very high quality design proposals from GSS for the Badley Orchard project which suggested a build cost significantly above that envisaged. Following considerable debate it was:-

Resolved that:-

- a) A site visit for our independent observers be arranged
- b) The Technical Director approach GSS to invite an alternative design and specification more in line with the anticipated budget
- c) The Finance Director explore with Homes England, and possibly other funding agencies, additional sources of grant aid
- d) The Technical Director secure a RICS qualified opinion to determine the value of ‘market rent’ as required by Homes England

10. Housing Survey - Progress Report

The Secretary reported that a draft survey was expected by the end of the month

11. Neighbourhood Plan

The Secretary reported on the appointment of resident and local business proprietor Chris Merricks as the new Chair of the Uppingham Neighbourhood Plan Advisory Group (NPAG). The group is scheduled to meet on July 16th 2020.

12. Any other business

- a) CLT Visit – Resolved that a visit to a Halifax based CLT be arranged with help of Locality
- b) Neighbouring site – Secretary to make enquiries of landowner

13. Date of next board meeting

Friday August 14th 2020 at 3pm

Ron Simpson BEM
Secretary
Uppingham Homes CLT
14.7.2020

Please address all correspondence to the Secretary of the Uppingham Homes Community Land Trust at

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