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**Minutes of the Uppingham Homes CLT Board Meeting No 13
held at 2pm on Friday December 18th 2020 by Zoom**

1. Roll Call

David Ainslie BEM, Graham Allison, Edward Baines (in the chair), Margaret J Simpson BEM, Ron Simpson BEM, Geoff Thompson, Nick Townsend.

2. Apologies for Absence

Mark Shaw

3. Declarations of Interest

The registered business, council, charity, community and voluntary sector interests of board members were noted.

4. Notes of Previous Meeting

Board Meeting No 12 held on Friday November 27th 2020 - Circulated and agreed.

5. Matters Arising

NT reported that it was possible, but expensive, for the Society to join the National Housing Federation. It was agreed that this be progressed at a later date.

6. Financial Matters

Finance Director GT presented the board with a written quarterly financial update. This included: -

- a) Management Accounts to December 15th 2020
- b) Balance sheet and bank balances
- c) Profit and loss report
- d) Cash flow forecast
- e) A Groundworks UK project change request

Following positive discussion on the progress being made and the support being given by Locality and community partnership Uppingham First (UF) in The Society's preparations to become a Registered Housing Provider (5 directors declared their interest as members of UF) it was resolved - that the report be received.

7. RHP Documentation Workshop No 2

Directors worked through a second batch of draft documents and policies in preparation for The Society's RHP Part 2 submission. A third tranche of documents is to be tabled for approval at the next meeting but on this occasion, NT and RS presented the following for acceptance and/or amendment by the board....

Paper 5 - Board Terms of Reference

Resolved that: With one amendment, the proposed board terms of reference be approved and published on the website

Paper 6 - Neighbourhood and Community Standard

Resolved that: The proposed Neighbourhood and Community Standard policy document be approved and published on the website

Paper 7 - Board Diary for 2020/21

Resolved that: The proposed Board Diary for 2020/21 be approved and Locality requested to support the January 8th board/RHP 'sign off' meeting in the form of a peer review workshop

Paper 8 - Tenancy Standards Policy

Following discussion, it was resolved that: This draft policy be amended to reflect the rules and objectives of The Society while acknowledging that future UHCLT sites may seek to address differing housing need priorities. The amended document to be circulated prior to approval and being published on the website

Post meeting note: All UHCLT policies and governance documentation will now refer to 'The Society' to reflect the organisation's legal construct as a Community Benefit Society (CBS).

8. Planning and Design

GA reported on work undertaken to compare the current build strategy for the Badley Orchard site with an alternative suggested by a local architect. GA also updated directors on his efforts to secure professional property assessments for the same site. It was agreed that it is now appropriate to request that GSS progress the planning application for the Badley Orchard project.

9. Any Other Business

Financial Partners - DA reported that, as yet, there had been no response from The Longhurst Group. It was agreed that RCC be advised of the situation.

10. Date of Next Meetings

Policy Workshop 3 – Tuesday December 29th 2020 at 6pm.

RHP Peer Review Workshop - Friday January 8th 2021 at 2pm with Locality

Ron Simpson BEM
Secretary
Uppingham Homes CLT
21.12.2020

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

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