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**Minutes of the Uppingham Homes CLT Board Meeting No 18  
held at 2pm on Friday January 29<sup>th</sup> 2021**

**1. Roll Call**

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

**2. Apologies for Absence**

None

**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 17 held on Thursday January 21<sup>st</sup> 2021. Unanimously agreed that these be received.

**5. Matters Arising**

The Secretary confirmed that The Society's application to become a Registered Housing Provider had now been submitted and acknowledged by the Regulator.

**6. Finance Update**

Finance Director GT presented an updating report on The Society's finances. Following discussion, it was resolved that the report be received and the end of year projections noted. It was further resolved that debate on the 2021/2022 budget be adjourned to the next meeting.

**7. Community Shares**

Legal Director NT led member of the Board through his paper summarising many of the issues around Community Shares outlined at the recent online event organised by Locality. It was agreed that the event had been very informative and, following further discussion, it was further agreed that the company Ethex be invited to present their approach to promoting a Community Share Issue at the next UHCLT Board meeting. It was also agreed that The Society should seek to acquire the Community Share Offer Standard Mark and that the Secretary should investigate what was required to achieve it.

**8. Planning Update**

It was noted that the Badley Orchard planning application was likely to be on the next Town Council agenda. It was agreed that the Secretary should write to the RCC Monitoring Officer regarding town council investment in The Society and conflicted member participation in the debate.

**9. Volunteer Development and Board Appraisal**

Society Secretary RS led board members through an extensive debate on the alternative approaches to volunteer development and performance appraisal available to The Society. An appraisal scheme is a component of The Society's submission to The Regulator and The Society's adopted Board Terms of Reference.

Following examination of the alternatives, a recognition that board members are all volunteers, and discussion around board member prior experience, it was agreed that the main emphasis of The Society's chosen model should be the further development of the Board's collective skillset, perhaps founded on the approach recently demonstrated by Locality. A separate arrangement would perhaps be required for the Chair using an independent peer as commended by NCVO and the Charity Commission. Following further discussion, it was agreed that the Secretary prepare a suitable proposal for a future meeting.

## **10. To Consider a Society Visit to Another CLT**

It was agreed that a virtual visit to East Calderdale be arranged for March 2021

## **11. Health and Safety and Equality and Diversity Policies**

Resolved: That the draft interim policies prepared by the Secretary on 'Health and Safety' and 'Equality and Diversity' be adopted by The Society and posted on the website. Both policies are to be reviewed annually and once The Society progresses to the 'construction' of its first development.

## **12. Any Other Business**

### **a) Site Inspection**

Directors MJS and RS reported on a routine site safety and security inspection of the Badley Orchard site undertaken earlier in the day. The following was noted:

- i) Highway verge had been cut and looked tidy
- ii) A small quantity of metals and other waste remained to be removed once construction work was possible
- iii) Site boundary was secure
- iv) Planning notice was now pinned to the telegraph pole outside the site
- v) Entrance locks required lubrication. This will be actioned.
- vi) Site signage was still in place.

### **b) Uppingham Town Council**

Following a suggestion by Society Vice Chair, Director DA, it was agreed that the Secretary write to The Town Clerk offering an updating presentation to UTC on the progress of The Society.

## **13. Date of Next Meeting**

To be agreed with Ethex - an early evening meeting in February if possible

Ron Simpson BEM – Secretary - Uppingham Homes CLT – 1.2.2021

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

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