

Seend Community Land and Asset Trust CIC

Annual General Meeting

7.30pm 27 October 2022, Irene Usher Memorial Pavilion, Seend

Present

Steve VAUX (SV, Chair CLT), John WILLIAMS (JW, Director CLT), Ben HUBERT (BH, Director CLT), Alex BOOTH (AB, Director CLT), Belinda EASTLAND (BE, Operations Manager White Horse Housing Association), Lily KARAGIANNOPOULOUS (LK, Customer Services Manager) White Horse Housing Association), Terry JAMES (TJ, Seend Parish Council), Georgina A'BEAR (GA, Neighbourhood Plan).

Member attendance was low and the necessary 10% quorum was not met.

1. Apologies were received from 15 members
2. Board decisions of interest
 - a. There were none.
3. The minutes of the AGM on 9 September 2021 were not approved as the meeting was not quorate.
4. Chairman's Report
 - a. SV paid tribute to previous Chair George CLARKE who was pivotal in the mobilisation of the Park Farm development project. George has moved from Seend
 - b. CEO Steve WARREN, of White Horse Housing had obtained a small piece of land kindly donated by Wadworth Brewery. The land will form part of the CLT holding and will be included in the CLT's lease to White Horse Housing Association and will enable the extension of gardens at Plots 7 to 10.
 - c. An Archaeological Survey was completed at Park Farm Development.
 - d. Architects have re-costed the project using SIPS system – no cost benefit was identified.
 - e. Winsley White reported some low-level disturbance affecting Seend Cleeve community. CLT representatives visit often and have been pleased with the way things are being managed. 'Top Hat' part of building process may be a visual eyesore.
 - f. Houses at Park Farm Development to be occupied by end July 2023.
 - g. CLT next steps. Consideration of future projects, and the viability of the continuation of the CLT. The community must decide if there are further uses for the CLT.
5. Annual Financial Report
 - a. Meeting not quorate, therefore not possible
6. To approve resolution(s) put before the meeting
 - a. Meeting not quorate, therefore not possible
7. To elect Board Members
 - a. Meeting not quorate, therefore not possible
8. **Presentation on home allocation and regulation changes – Belinda EASTLAND**
 - a. BE provided a detailed presentation in relation to the Park Farm Housing Development. Housing for people in villages with a local connection. 7 houses for rental and 3 houses for Shared Ownership.
 - b. **Rental homes.** Much interest has been received in the homes. BE described the allocation policy in respect of priority by housing need. She stressed the importance of interested parties registering on the Homes for Wiltshire housing register. In

August access to the register was changed. A phone call with Housing Solutions Team is now required. Applicants must stress that they are unable to afford to buy a house in Seend. This should enable access to the register at band 4. The homes will be advertised from June.

- c. **Shared Ownership.** Applications via Help to Buy South. The eligibility is household income of less than 80k P/A. Changes recently to shared ownership, several % options for affordability are available. Affordability assessment will be undertaken. BE gave an example of the breakdown of a shared ownership costing and offered interested parties the option of a personalised breakdown based on their individual circumstances.
 - d. BE provided an overview of the services provided by White Horse Housing Association and the responsibilities of the tenant. She provided a 'to do' list for prospective tenants, including all contact details. **Belinda's presentation and this list will be available on the Seend CLT website.**
 - e. Questions
 - i. Frank TEASDALE asked for clarification of the priority areas.
 - ii. Steve VAUX asked how many households had currently shown an interest in the project. At this time interest has been received from 12 households with a Seend Connection and 60 households in neighbouring parish provision.
9. Presentation on future CLT options – Steve VAUX. Unable to proceed due to meeting being inquorate.
- a. People in the village occupying houses not meeting their current needs. Site could be offered by local landowners for a privately funded eco co-housing.
 - b. Alternatively, plots could be sold for self-build.
10. AOB
- a. Should the CLT be inquorate at the next meeting this may result in the disbanding of the Seend CLT who only intend to remain active to serve the needs of the Seend community.

Date of next meeting: Tuesday 10th October 2023, Pavilion at 7:30 pm



Steven Vaux

Chair

Seend CLT