



Seend Community Land & Asset Trust

MINUTES OF THE 3RD SEEND COMMUNITY LAND & ASSET TRUST STEERING GROUP (SG) MEETING HELD ON TUESDAY 14TH AUGUST 2018 AT 7:30 PM IN THE IRENE USHER MEMORIAL PAVILION, RUSTY LANE, SEEND

Present: George Clarke (GC), Chairman, Steven Vaux (SV), Secretary, Jonathon Seed, Wiltshire Councillor and vice-chairman SG, Secretary, John Williams (JW) Seend PC Representative, Georgina A'Bear (GA), Chairman Seend Parish Neighbourhood Plan, Dr Nigel Knott, CLT Steering Group, Nick Dark, CLT Steering Group, Kath Steggall, CLT Steering Group, Victoria Bodman (VB), Wiltshire Council Community Housing Project Officer, and 10 CLT members.

ITEM 1. **Apologies** – were received from Richard van den Broek, business adviser, Carole Vince, vice-chairman Seend Parish Neighbourhood Plan, Anne Ewing.

ITEM 2. **Minutes of the last meeting** – had been circulated and were accepted as a true record of the last meeting. Minutes are available on the [CLT web site](#).

ITEM 3. **Matters arising from the last minutes** – the chairman was satisfied that matters arising were covered by the present agenda.

ITEM 4. **Incorporation of the Community Interest Company (CIC)** – GC explained that the necessary Community Interest Company had been formed by the two subscribing members (GC and SV) and was incorporated at Companies House as Seend Community Land and Asset Trust CIC, Company Number 11485428. The necessary CIC quorum would be 3 directors, so NK had been appointed by company resolution dated 1 August 2018.

ITEM 5. **Initiation of CIC BoD meeting, nomination of additional directors** – As KS and ND had agreed to be appointed as directors at the July meeting a CIC board meeting was initiated and KS and ND were appointed by company resolution dated 14th August 2018.

ITEM 6. **Opening of a CLT bank account** – GC explained this item was still outstanding and would be resolved by the next meeting. SV would progress this.
(Action: SV)

ITEM 7. **Budget for the forthcoming year** - VB had advised the CLT to submit a budget bid which would be processed within 28 days. SV said that there was an initial requirement for printing costs and web services. A draft budget was submitted to VB at the last meeting and SV would update this with the submission.
(Action: SV)



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ITEM 8. **Sites update** – GC explained the current situation following which VB read out the letter to landowners from Wiltshire Council. Similarly, GA read out the consultant-advised letter to landowners from the Seend Parish Neighbourhood Plan Steering Group. There was a discussion on the entry-level rural exception sites revision and site mix and make-up. NK said he believed that the entry-level amendment would help broaden the flexibility of the CLT and provide for alternative housing structures on offer. GC said the aim was to provide a broad mix of affordable housing which might include market housing as a cross-subsidy. GA expressed concern that finding altruistic landowners willing to part with land at less than the market rate might be difficult and pointed out the CPRE case studies that explained how this had already been done. A question from CLT member Sue McCulloch about land donation for green space prompted GC to remind members that the CLT's role also included asset management which might also include green space.

ITEM 9. **Wadworth landholding report** – NK had met with Wadworth directors to discuss disposal of the residual land to the east of the Bell Inn. Wadworth were uncertain about what land was owned by them and promised to instruct their agents to determine this and inform the CLT. NK explained why this was important in relationship to the future of the Methodist chapel, a heritage asset.

ITEM 10. **Membership report and membership cards** – The CLT has 115 members with a prospect of more to come. NK appealed to members to recruit and encouraged the new board members, KS and ND and the wider CLT membership to seek new members. NK said lists of addresses where recruitment might be fruitful would be provided.

Membership cards - The membership felt that the most cost-effective means of membership recognition should be a card. GC said cards would be a useful means of recognising members at important voting times. The CLT would organise an informal social gathering where members could get together and be given their cards. NK kindly offered to fund the production of the cards, though SV said this would not be necessary as grant funding would be available.

ITEM 11. **AOB** – There was no further business.

ITEM 12. **Date of next meeting** - Date of next meeting will be 11th September 2018 at 7:30pm in the Pavilion.

There being no further business, the meeting closed at 8:30pm