



Seend Community Land & Asset Trust

MINUTES OF THE 4th SEEND COMMUNITY LAND & ASSET TRUST MEETING HELD ON TUESDAY 9th OCTOBER 2018 AT 7:30 PM IN THE IRENE USHER MEMORIAL PAVILION, RUSTY LANE, SEEND

Present: George Clarke (GC), Chairman and Director CIC, Steven Vaux (SV), Secretary and Director CIC, Dr Nigel Knott (NK), Director CIC, Nick Dark (ND), Director CIC, Kath Steggall (KS), Director CIC, Jonathon Seed, Wiltshire Councillor, Georgina A'Bear (GA), Chairman Seend Parish Neighbourhood Plan, Victoria Bodman (VB), Wiltshire Council Community Housing Project Officer, Rebecca Lockwood-Norris (RLN), Wiltshire Council, Principal Development Officer (Community Housing Fund) and more than 50 CLT members.

ITEM 1. **Apologies** – were received from John Williams, Seend PC and too many CLT members to list.

ITEM 2. **Register of Board Member's interests** – the Chair explained the need to provide a register of Board Member's interests and asked the Board for declarations. There were no declarations of interest.

ITEM 3. **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, www.seendclt.org](http://www.seendclt.org). There were no matters arising not covered by the present agenda. NK said that since the last meeting, when the CLT had 114 members, membership had increased to 150 plus.

ITEM 4. **Update on Seend Neighbourhood Plan Workshop** – the Chair said the workshop with the NDP Steering Group and Place Studio had been very useful. The housing development site assessment template was shared with the CLT and the range of sites available had been discussed. There is a commitment for the CLT to work with the NDP to ensure respective group processes achieve a harmonious fit.

ITEM 5. **Update from VB on Wiltshire Council Community-led Housing (CLH) progress** – the NDP site assessment template had been shared with the CLH Planning Officer. VB said sites would be chosen by group decision and there would be more information coming from the NDP in the future.

ITEM 6. **Update on CLT bank account and grant applications** – SV said CLT had opened a bank account with Triodos Bank NV. SV thanked KS for the lead on this and said Triodos was an ethical bank which specialised in providing banking services for CLH organisations, such as CLTs. SV thanked RLN for the approval of the grant of £586 against forecast expenses for the quarter.

ITEM 7. **Update on Wiltshire CLT** - VB said Wiltshire had 5 CLTs running with a potential additional 5 in process of setting up. NK said that a major concern was the National Community Housing Fund is due to cease in 2020. [*Sec's Note: The National CLT*

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Network (NCLTN) has been campaigning since September 2018 to have this extended.] JS explained that he had attended Wiltshire CLT board meetings in the past and there was a strong commitment from Wiltshire Council in supporting CLTs, as demonstrated by the presence of the two Wiltshire Council CLH officers at this meeting.

ITEM 8. **CLT health check** – SV explained the NCLTN’s requirement to pass the CLT health check as a condition of full membership of the NCLTN. There are useful benefits derived from full membership and Seend’s CLT should continue to work towards meeting the health check guidelines. SV asked ND if he would consider looking at this and progressing the health check points. ND said he wished to consult after the meeting.

ITEM 9. **Next steps** – GC said the next step should be to meet with the Wiltshire Council CLH planning officer and the registered housing providers (RHP). Financial viability is a key commercial aspect that the CLT needed to pay attention to. VB was asked who the RHPs are and said Aster Homes, Hastoe, White Horse Housing, and lately, Sovereign Housing had expressed an interest in providing CLH. VB said that RHPs were realising that CLH was a way to get housing built. GC said that some financial aspects of site selection could not be a public discussion for commercial reasons.

ITEM 10. **AOB** –

- Sue McCulloch thanked the CLT for forwarding the NCLTN news.
- NK said “suits” had been noted on the Lye Field and asked SV for an update on the right-of-way dispute. SV said that whilst this was outside the remit of the CLT, the Lye Field belonged to the considerable number of Parishioners present and he used the opportunity to briefly outline the current situation. There was a follow-on discussion about possible Aster development in which JS said he has spoken with the Head of Development at Wiltshire Council and that anyone could bring a site forward, though a CLT site would be more likely to find favour.
- There was a question on the Wadworth landholding issue at Bell Hill. This was addressed by NK, who said that his contact with Wadworth had inspired them to instruct Stone King to determine the landholding and there would be a response on the issue in the coming weeks.

There being no further business, the next meeting date was announced as Tuesday 13th November 2018, 7:30 pm, Irene Usher Memorial Pavilion.

CLT members retired for cheese and wine at the kind invitation of the CLT Board, members were invited to collect their Seend CLT membership cards.