



Seend Community Land & Asset Trust

MINUTES OF THE 5th SEEND COMMUNITY LAND & ASSET TRUST MEETING HELD ON TUESDAY 13th NOVEMBER 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, John Williams, Seend Parish Council (JW) and 25 CLT members.

ITEM 1. **Apologies** – were received from Jenny Philips, Jo and Colin Waldeck, Dennis Frith, Karen Cubberley.

ITEM 2. **Declarations of board Board Member's interests** – 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).

ITEM 4. **Matters arising from the last minutes** – There were no matters arising other than the CLT healthcheck which SV said was work in progress.

ITEM 5. **Report on the meeting with the community-led housing planning officer** – GC explained that board members had met with Mark Henderson, Wiltshire Council, Senior Planning Officer, Economic Development and Planning. A range of sites had been considered and 2 sites were assessed and considered possible for CLT housing development. Details remained commercially sensitive and the chair said when negotiations had advanced the membership would be able to learn more of their potential. Negotiations were at a very early stage but would advance as we appointed solicitors and formalised the CLT relationship with the appointed housing provider.

ITEM 6. **Report on the meetings with Registered Housing Providers (RHP)** – GC said 4 RHPs had been invited to present on 6th and 7th November; 3 had accepted with Sovereign HA withdrawing before the meeting. Members of the Wiltshire Council Community-Led Housing team were present and aided the assessment of RHP potential. GC said that Aster were considered to be a very large RHP. It appeared there had been very little preparation on their part and the presentation merely followed the assessment questions with very little additional input. In complete contrast, Hastoe had been very comprehensive, well prepared and had a formidable sustainability ethos and excellent financial credentials. The crucial point of departure from both local and national CLT policy was Hastoe's insistence on a 200 to 250-year lease against a nationally accepted norm of 125 years. The White Horse Housing Association, although small in comparison to Aster and Hastoe, understood both CLT ethos and our local issues. White Horse

operates with a 125-year lease, had local provenance and a good track record of working and delivering on small projects. There was already in existence a synergy between White Horse and Wiltshire Community Land Trust. White Horse tenant satisfaction rates are high. GA asked if any RHP gave a minimum limit on site size and the Chair responded that only Aster had defined a lower limit of 10 units. JS said that he had worked with White Horse and they had proved to be adept at delivering high quality housing on small sites. The Chair added that the Board had one concern with White Horse's ability to fund our project, but it became apparent that the Seend CLT project was so small that this was unlikely to be an issue.

ITEM 7. The Chair asked the Board to approve the resolution that Seend CLT enter into heads of agreement to work with White Horse Housing Association. The resolution was carried unanimously.

ITEM 8. **Next steps** – GC said the next steps should be to:

- Appoint solicitors
- Draw up heads of agreement with White Horse HA
- Begin substantive discussions with landholders
- Publicise the need to have those in need of CLT housing register at <https://www.homes4wiltshire.co.uk/EHOWizard/Add>

For the benefit of the members present, JS explained that it was important to register even if people felt they may not be entitled to housing as there are two registers. JS said that even though people may not qualify for the social housing register it was the open market register that was significant in relationship to CLT housing.

GA asked how downsizing would work. JS explained equity mix and CLT ownership. ND explained local connection and local need and added that the mutual exchange scheme, which was open to social housing tenants, did not apply to CLT housing as an appropriate section prohibiting this would be included in the housing allocation policy.

VB mentioned the <https://www.helptobuysouth.co.uk> web site which would be of interest to those seeking shared ownership and/or help to buy.

ITEM 9. **Membership report** – The Chair welcomed new CLT member Jamie Halliday and asked NK to provide a membership report. NK said the CLT was under-represented in both Seend Cleeve and The Lye though membership stood at 171 but reduced by the sad passing of Liz Hiscocks. Although the CLT was well represented generally NK said he would welcome help to target the under-represented areas.

ITEM 10. **Report on bank account** – SV said that the Triodos account stood at £746.00 and that it was pleasing to learn that White Horse also banked with Triodos, an ethical bank specialising in social ventures and CLTs.

ITEM 11. **AOB** – There were questions from the membership re Wadworth's Seend landholding, and general discussions on the settlement boundary adjoining the former Bell Inn, proposed development at Mitchel's Farm and rural exception sites.

There being no further business, the next meeting date was announced as Tuesday 11th December 2018, 7:30 pm, Irene Usher Memorial Pavilion.