



Seend Community Land & Asset Trust

MINUTES OF THE 6th SEEND COMMUNITY LAND & ASSET TRUST MEETING HELD ON TUESDAY 11th DECEMBER 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 17 CLT members.

ITEM 1. **Apologies** – were received from Sue and Bob McCulloch, Mike and Julia White, Nick Vaux, Mrs Knott, Marion Whitehead.

ITEM 2. **Declarations of 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** –

4.1 **White Horse Housing Association (WHHA)** - The Chair said the Board had met with WHHA and Wiltshire Council Community-Led Housing Team to discuss and agree the draft Heads of Terms of Partnership between the Seend CLT and WHHA. This work was expected to conclude in January 2019.

4.2 **Appointment of Solicitors** – The Chair explained that the CLT had a choice of 3 firms of solicitors, two of whom came with the endorsement of the National CLT Network, specialising in CLT support. The selection was based on the evident advantage of geographical location and it was decided that A Collins of Birmingham would be an appropriate choice. SV was tasked with raising the 'Annex A, Application for Funds'. **(Action: SV)**

ITEM 5. **Sites update** – The Chair said of the 5 potential sites two were less suitable and the 5th site had yet to be reported on by Wiltshire Council Planning. There had been an initial meeting with WHHA and a chosen site would be secured as part of the tripartite agreement between the CLT, WHHA and the landholder. GA asked about the assessment forms that had been used for site assessment. GC said the forms, in the format used by the Neighbourhood Planning team, had been completed by the planning officer supporting the Wiltshire Council Community Led Housing Team. GC stressed that the community would need to support the development of the selected site and that speed of process would need to be maintained if the CLT was to make use of the available Community Housing funding within the time period.

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ITEM 6. **Housing needs survey (HNS)** – SV explained the two elements of the Wiltshire Council Housing Register and the need for parishioners with a housing need to register either with the affordable low-cost social housing register or the open market register at www.homes4wiltshire.co.uk. A recent notice had been posted on social media on behalf of the WHHA and the same notice had been emailed to CLT members. SV also said those with housing need and/or an interest in low cost home ownership might also find useful information at www.helptobuysouth.co.uk.

GC said that WHHA the CLT felt that the need for the confidence provided by an updated HNS. Whilst the generic 2016 survey was acceptable it did not disclose hidden need that had become evident in recent times. Wiltshire Council were in the process of revising the common HNS and the partnership would have the option to provide a one-page input.

ITEM 7. **Update on membership** – NK said that membership was about 210 and he appealed for help from current members to recruit from the 900+ parishioners who were eligible to join. NK said the CLT's strength lay in membership numbers which provided strong community representation. He said there was a deficit in membership from the area of The Lye and he appealed for assistance in recruiting there.

ITEM 8. **AOB –**

8.1 Housing allocations cascade - GA asked about housing allocations cascade and if there was any intention of using the HNS to determine eligibility. It was considered that eligibility was a separate process based on personal circumstances. JS went on to explain the categories written into the allocation policy which had been discussed in his former work with WHHA.

8.2 Downsizing - Brian Crisp asked how the CLT was going to meeting the needs of "downsizers". NK explained that this was part of the hidden need and would have to be addressed in the CLT strategic plan covering the next 10 years or so.

8.3 Alms Housing – Joshua Raja, Vicar of Seend spoke briefly about the concept of Alms housing in which he was involved in his previous parish.

ITEM 9. **Date of next meeting** - GC said the WHHA would provide a short presentation on their projects at the next meeting on Tuesday 8th January 2019.

The meeting closed at about 8:10 pm.