



Seend Community Land & Asset Trust

MINUTES OF THE 7th SEEND COMMUNITY LAND & ASSET TRUST MEETING HELD ON TUESDAY 8th JANUARY 2019 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, Director CIC, Kath Steggall (KS), Director Georgina A'Bear (GA), Chairman Seend Parish Neighbourhood Plan, Victoria Bodman (VB), Wiltshire Council Community Housing Project Officer, John Williams, Seend Parish Council (JW), Belinda Eastland, Operations Manager, White Horse Housing Association (WHHA) and 20+ CLT members.

ITEM 1. **Apologies** – were received from Dr Nigel Knott and Jonathon Seed. The Chair announced the resignation of Nick Dark and added that the Board would be happy to hear from any member interested in taking up the vacancy left by Nick.

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 that 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 **Sites** - The Chair explained that work on negotiating a site was still in progress and more would be announced when agreement had been reached.

4.2 **Heads of Terms of WHAA & CLT partnership** - The Chair said the Board had agreed Heads of Terms of Partnership between the Seend CLT and WHHA. This work was expected to conclude in January 2019.

4.3 **Appointment of Solicitors** – confirmation of grant funding for legal costs was due from Community Led Housing team based on costs submitted. **(Action: CLH team)**

ITEM 5. **Presentation by Belinda Eastland** - The Chair introduced and welcomed Belinda Eastland, WHHA Operations manager. Belinda Eastland gave a short presentation on the work of WHHA. Following the presentation, Belinda responded to a number of members' questions on WHHA's work, housing allocation arrangements and future development possibilities.

ITEM 6. **Housing needs survey (HNS)** – SV explained the Board had been sent a draft update of the Rural Housing Needs Survey and, although it was not yet ready for use, it was more inclusive than the 2016 survey and was structured to ascertain 'hidden' needs of people in later life stages. SV said that Part 1 was anonymised, and it was

important that parishioners engaged and responded because it was on this survey that housing need would be assessed in conjunction with the register. SV also brought the meeting's attention to the WHHA leaflets on housing registers available for people with an interest in registering.

[Sec's Note: This is the web site for the affordable low-cost social housing register or the open market register: www.homes4wiltshire.co.uk.]

ITEM 7. **Update on membership** – SV said the CLT membership numbers remained at about 210.

ITEM 8. **AOB –**

8.1 Outline Planning Application Ref: 18/12131/OUT – Alex Booth informed the meeting of the views of some of the residents of New Buildings on this outline planning application. From a straw poll of members present it was evident that there was little community support for this application, as it was considered to be inappropriate for the location. It was also considered that elements of the outline application were brief and unspecific with regard to tenure, and disingenuous with regard to the description of the reception given to the proposal by the Seend Parish Council (PC).

Some concern was voiced about the application undermining the work of the CLT, as the application had not come from the community and was not based on an up-to-date assessment of local housing need. Furthermore, there was no housing allocation for Seend in the Housing Development Plan.

Members were asked to make their views known through the usual planning channels and via the PC.

The Chair of the PC, present as a CLT member, informed the meeting that 3 days prior notice of an intention to address the PC was required.

ITEM 9. **Date of next meeting** - GC said the next meeting would be on Tuesday 12th February 2019.

The meeting closed at about 8:30 pm.