



MCLT STEERING GROUP MEETING MONDAY 03 OCTOBER 2016 17.30 HRS AT TOLZEY HALL

Present, C.Eden (Chair), O.Shirley (Vice Chair), D.C.Dodd (Secretary), J.Aitken, I.Dawes, R.Eastman, H.Finnegan, M.Krohn, F.Page, J. Brookes, C. Trask. In attendance S.Watson Wessex CLTP.

1. APOLOGIES

- 1.1. S.Flint, I.Jones , S.Petela, S.Turner
- 1.2.

2. NOTES OF LAST MEETING Aug 3 2016

- 2.1. There were no Amendments and the minutes of the meeting of 3 August were signed as a true and correct record.
- 2.2. Matters arising: C.E. referring to Para 4.3, felt that with 132 members already signed up, it would not at present be necessary to make any presentation to village organisations so as to attract more members.

3. CHAIR'S BUSINESS

- 3.1. CE explained the purpose of the SGM scheduled for 7 December, together with the procedures the Trust would adopt should there be a contested election for Board Members. The position of voting rights for new members was explained, ie that normally new members would not have voting rights until their membership had been approved by the Board and they had received their share certificates.
- 3.2. Other progress included joining the National CLT Network which includes a useful handbook.
- 3.3. DD has been investigating suitable solicitors to act on the Trust's behalf.
- 3.4. A meeting with local councillors had resulted in a very firm commitment from them to the Trust's objectives.
- 3.5. CE commented on the possibility of a change in the government's attitude towards the provision of affordable rented accommodation.
- 3.6. The Bank account was still not open but it was hoped this would be soon.

4. MARSHFIELD CLT PROJECT PLAN

- 4.1. The meeting took notice of the progress to date and that the CLT is slightly behind predicted progress but this is not a problem and it was accepted it was preferable to give careful attention to the process of site selection.

5. CONSULTANT SUPPORT, SELECTION and APPROVAL

- 5.1. The progress made on site selection provided an appropriate time to discuss the technicalities of the purchase and development of the chosen site. A Housing Association will be chosen to act as partner in the development of the site whilst other professional and technical partners will be chosen such as architects, surveyor, geologist, ecologists etc. A grant of up to 50K will be available to the MCLT for these services. Steve Watson will work with MCLT to draw up the tenders for these. A lengthy discussion took place as to the method of choosing an architect and all were agreed that it was the most important choice of all. The architect is not formally the project manager but co-ordinates the input of the various consultants to assemble and submit the planning application. It was clear

that the experience and judgement of Wessex CLT in the person of Steve Watson would be valuable and S.W will guide us through the process of applying for grant, appointing advisers and generally meeting the grant T&Cs. Should the trust choose a Rural Exception site the council planners would play a significant role in the final design.

- 5.2. The consultation process with Trust members and the rest of the village was discussed , which in turn led to a discussion of the role of CLTs and how they operate. SW drew attention to the fact that a CLT's purpose is to provide assets of benefit to the community rather than individuals and it is thus possible in theory for the Board to reach a position they believe to be of benefit to the community but this could be opposed by a group of members (such as a group of people living close to the site). In these circumstances the Board might choose to sound out the wider community. In reality, a large membership should ensure that such a group of opposing members would not be in the majority. The guiding principle is that it is the Board's judgement as to what is in the most beneficial interests of the community that would be paramount.
- 5.3. There will be other matters for consultation, such as the style and design of the development , perhaps with a "Design Drop In" event where comments can be collected and evaluated.
- 5.4. There is a clear need for surgeries to explain the procedures for getting on the housing list. These could also provide further evidence of the type of tenancies needed in Marshfield.

6. MEMBERSHIP UPDATE

- 6.1. D.C.D reported there were 132 members on the database, but 17 had not yet received their share certificates.

7. SITE SELECTION UPDATE

- 7.1. C.E. stressed that the information regarding the current progress on site selection was still totally confidential. The members accepted the need for confidentiality. Three landowners had expressed some interest, of which two had been interviewed whilst a third was to be met on 8 October. One of the sites had a distinct chance of being suitable.

8. MEMBERS' MEETING OCT 8TH

- 8.1. Volunteers were asked to arrive by 11.30 so as to get the hall ready for a 12,00 hrs start Felix confirmed catering arrangements were all organised. The topics to be covered were agreed and available as handouts.

9. SPECIAL GENERAL MEETING

9.1 The purpose of this meeting on 7 December would be for the membership to elect the Board of Directors so that the Trust met all the legal requirements of the FCA for a Community Benefit Society. Agendas will be issued on 16 November, asking for nominations for Directors, all to be proposed and seconded by members, to be returned to the Secretary by 25 November. If there were more than nine properly nominated candidates, then a paper ballot will be necessary at the SGM.

10. WEB SITE

10.1 Mike Krohn reported that the website received 10 or 12 visits a day, but recently it had been the target of hackers, almost certainly Chinese. Our website was not hacked into and M.K.was congratulated on the robustness of the website.

11. ANY OTHER BUSINESS None