

Trustee Board Meeting – Minutes – 13.12.18

Location: 22 Station Road, Kennett

Present:

Robin Swanson	(RS)
Frank Danks	(FD)
Paul Swanson	(PS)
Darren Watson	(DW)
Tim Foddy	(TF)
Lynne McCallum	(LMc)
Hugo Runciman	(HR)
Peter Johnson	(PJ)
Geoffrey Grieves	(GG)
Philip Baxter	(PB)

A pre-meeting attended by (RS), (FD), (HR), (GG), (PJ) and (PB) commenced at 1900. This pre-meeting had been arranged to provide an overview of the Trust's aims, procedures and protocol to the new Co-optees attending a Board meeting for the first time and to answer any queries arising.

The Trustee Board meeting was opened at 1930 by the chair (RS) who welcomed all present and thanked everyone for their attendance. He also explained that the reason for increasing the Board numbers was to have additional Trustees available in advance of the start of a potentially busy period due to the likely commencement of the Dane Hill Farm Development.

The minutes of the previous Trustee Board meeting on 11.10.18 had been circulated to all trustees prior to this meeting for review. Those minutes were reviewed and accepted as a true record by all who attended. The minutes were signed accordingly.

The chair (RS) presented feedback to the Board on two meetings held with representatives of ECDC on 15.11.18 and 12.12.18. the areas covered were:

- The status of the Local Plan. The inspector has advised that the Plan, currently not sound, can be made sound by the inclusion of main modifications. Currently the specific areas to be modified have not been advised. This initial declaration that the Local Plan is not yet sound is normal and in 100% of plans modification is necessary to achieve a sound plan. This has no effect on the planning application and the intention is to go for the Planning Committee in February.
- A legal agreement to protect all parties concerned with the KGV development is considered to be of high priority. Key aspects were discussed and the Trust requested to review and advise additions. The chair requested that the Board review and advise additions to enable a response to ECDC.
- The recent Master Plan revision and the unacceptability of unilateral changes by PGH to the plan discussed and the Trust was reassured that this will not reoccur.
- There are issues with the proposed speed limits on the perimeter road. This is work in progress and ECDC committed to push for the limits identified in the Master Plan.
- The issue of the previous Affordable Housing Mix was revisited and work in this area is ongoing. Whilst final numbers are not yet available, it was advised that the numbers available as CLT housing were now moving to a more acceptable level. The issues of shared ownership and self- build have also been addressed.
- The situation with the A11/A14 link is unchanged but ECDC have committed to maintain a high profile in this area.

- The PGH provisional housing mix which was advised in October is now subject to a complete review as mentioned in the previous agenda item. The anticipated number of units is now likely to reflect the Trust's aspirations.

- The need to establish the level of local housing need remains important and it will be necessary to carry out an exercise to establish the likely numbers required for both rental and shared ownership. It was decided to hold this until a successful completion of the Planning Application after which the Trust's "Expression of Interest" documentation and local advertising would be utilized to establish an indication of potential local need. It was considered that an update to the wider membership would be a suitable vehicle to allow the membership to respond on an informal basis to identify initial local need.

AOB

- The Secretary advised that the AGM was approaching, the last AGM being on 25.01.18. The mandatory agenda requirements were reviewed. It was decided that the full agenda for the 2019 AGM would be confirmed at the next Trustee Board meeting in January with the AGM taking place in February.
- In response to a query about Trustee tenure, the Board was advised that the rules allow each Trustee to serve a period of three years after which they would retire but could be re-elected if that was their wish. Trustees can only serve for a total period of nine years after which a period of one year has to pass before further election to the Board is allowed.
- Stewardship of management of the KGV estate was discussed. Funding for this was anticipated to be provided from an estate management fee from each household which would be part of the contract of sale or rental contract. Although it was thought that KCLT would hold this stewardship, this is not the only option. It was decided to continue this subject as an agenda item at the next Board meeting.
- A Trustee queried the status of the Trust's involvement in self- build plots. The recent meeting with ECDC had revealed that the provisional proposal to make the self-build plots the Trust's shared ownership tenure had been rescinded and that stand alone shared ownership was now proposed. It was decided to keep the Trust's involvement in self-build plots as an open option for future discussion.
- A Trustee expressed concern that there may be the possibility that commercial units within the commercial area of the development may not actually be constructed as had been the case at Kentford and Red Lodge where units had not been popular for commercial purposes and the land was being developed as housing. For this to happen there would have to be an approved planning change of use which, as joint applicants to the original planning application, the Trust would have an influence. The requirements of the S106 documentation would also prevent this.
- A Trustee presented a photograph of a modern roof construction incorporating PV solar tiles which were virtually indiscernible from conventional tiles. It is considered that this sort of ecological advance in the energy field should be encouraged in the development. There has been no further development with PGH in the area of water harvesting and the planned visit to a local low energy housing provider had been postponed for health reasons. Both initiatives remain live.

There being no further business, the meeting was closed at 2055.

Frank Danks – KCLT Secretary.