

SEAVINGTON COMMUNITY LAND TRUST LIMITED

Minutes of 8th Board Meeting held at Seavington Millenium Hall

Tuesday 27th March 2018 post AGM

ATTENDANCE AND APOLOGIES

Present

Nick Loxton (NL) Chair

Moira Ensor (ME)

Pauline Parsons (PP)

Ken Dewsbury (KD) left meeting at 8pm

Karen Ogden (KO)

Peter Ash (PA)

Apologies

Elaine Edwards (EE)

0086/18 Welcome and Apologies

APPROVAL OF MINUTES - LAST MEETING 6/3/2018

0087/18 Minutes agreed by Board.

ITEMS CARRIED FORWARD FROM 6/3/2018

0088/18 Actions 0077/18;0080/18 completed

0089/18 Further discussions with Developer, Solicitors

(0076/17)

ME has obtained Plans, Site Plans and Drawings for AGM

0090/18 Stoneleigh Lettings have advised they will amend their standard Letting Agreement and this
(0078/18) should be available for us to review after Easter

0091/18 PROGRESS WITH BUILD

(0081/18)

Work continuing. We understand the development is currently 8-10 weeks behind schedule.
Estimated availability now August

0092/18 PP has contacted SSDC planners regarding Refuse Collection - automated e-mail response
(0082/18) received to date.

Query raised re: responsibility of Storm Water and Sewage

ACTION PP: to clarify with District Council via PC (Parish Council)

C/FWD TO NEXT MEETING

AOB

0093/18
(0085/18) LIABILITY INSURANCE FOR DIRECTORS

Quotes distributed by ME. Section 25.1 on The Constitution refers. Agreed we will progress, in the next Financial Year, probably at the higher cover of £1 million. Cover is expected to be required in 4-6 weeks.

C/FWD Next meeting

0094/18 FINANCIAL

Financial statement provided at AGM. Current balance £554.31 credit

There will be a shortfall in CLT Finances/Cash Flow. Funds will be required to cover Legal Fees, Conveyancing, Searches, Insurance, Furnishings etc which will need to be covered prior to any rental income being received. Figure has not yet been calculated but early estimates suggest this may be in the region of £6k.

The Board need to look at various options:

1. Canvass other village groups to see if any can assist with a short term interest free loan

0095/18 ACTION: ME to approach SFPA
NL/PP to approach Parish Council
NL to approach Seavington News
KO to approach Village Shop Cafe

2. Directors loans at 0% interest is another possibility and will be discussed further when responses received from the above

We have no detail yet as to what the final fit of the properties will be, but believe that floor coverings will be required for most rooms.

0096/18 ACTION: NL to approach DA to establish this

0097/18 ACTION:ME to look at 2 carpet quotes

GDPR Act 2018 (General Data Protection Regulation)

KO mentioned the new GDPR Act 2018 which is an EU regulation that comes into force 25th May 2018. This will replace the current DPA 1998 (Data Protection Act). It is not thought that this will have a significant impact on The CLT Board or members, but formal acceptance of individuals being included in group e-mails is now required.

0098/18 ACTION: NL to take forward

Meeting concluded at 21.00

NEXT MEETING Tuesday 1st May at 2pm at Buckrells

DRAFT