

SEAVINGTON COMMUNITY LAND TRUST LIMITED

Minutes of 26th Board Meeting at 14.00 held at Johns Paddock

Wednesday 15th July 2020

ATTENDANCE AND APOLOGIES

Present

Peter Ash (PA)
Moirá Ensor (ME)
Karen Ogden (KO)
Ken Dewsbury (KD)
Pauline Parsons (PP)
John Schofield (JS)

Apologies

None

0357/20

Welcome

0358/20

APPROVAL OF MINUTES - LAST MEETING 24th June 2020

Minutes agreed by Board, subject to one small amend.

0359/20

ACTIONS FROM LAST MEETING / ITEMS CARRIED FORWARD

COMPLETED: ACTIONS 0331/20, 0352/20, 0353/20

Grant Sub Committee: Action 0344/20 see under Finance below; **Action 0345/20** - projected Budget- C/Fwd

It was agreed that we would convene a meeting of the Grants Sub Committee as it was now possible to arrange a F2F socially distanced meeting. There will be monies available, we will be able to open up for Grant Applications.

0360/20

ACTION PA: To arrange meeting

Bank Mandate: Action 0333/20 Removal of NL and KO has also asked to be removed. C/Fwd

CLT e-mail password: Action 0334/20 needs to be changed. C/Fwd

AGM 2020:Action 0336/20 C/Fwd to 2021

Tenants Actions: Action 0355/20 Stoneleigh Lettings will now write to CLT tenants re:parking on the ground at the front of the properties, though it is noted that other people also use it as parking C/Fwd; **Action 0356/20** In response to PA's e-mail, Acorn (Steve Crosslyn) has suggested a solar panel be supplied to the garage for lighting. CLT would prefer for the electrics to be

properly connected as a solar panel would be insufficient should any tenants require to use the power supply for other things (eg a tumble drier). C/Fwd

FINANCIAL

0361/20 **Accounts**

ME advised the books are now with our Accountants (Griffin) to prepare the Accounts and assess our Corporation Tax liability.

Balance as at 30/6/2020 £ 14542.86

(0344/20) The Board voted to agree a sink fund of £7.5K which will be put aside in a separate account as soon as current restrictions permit.

0362/20 **FALCON CLOSE MANAGEMENT COMMITTEE**

(0352/20) Revised invoices received and payments (4months) made

(0353/20) KO & JS attended the Zoom meeting with Whitton & Laing (WL) and Falcon Close Residents (FCR) The questions raised by FCR had been answered by WL was the basis for the Agenda. This document has been updated with WL responses and relevant points discussed at the meeting. It has been circulated to The Board and a copy filed in the CLT e-mail. There was a further meeting held by the FCR residents which The CLT did not need to attend. Relevant points from both meetings below:

- FCR & CLT agreed to retain WL as the best option
- FCR have queried the different amounts paid to WL by all on purchase These range from £5.59 to £206.23. charged by Acorn at completion.. The reason for this isn't known as the fees were levied by Acorn. The FCR have voted (8:2) to equalise these amounts by varying the start date of this years payments. WL have agreed to this but this would result in a small deficit, so some of residents who have paid lower amounts will need to make an immediate small payment.
- FCR have requested that The CLT only have 1 representative attending meetings. The CLT have declined this as they have 3 houses and pay 3/13s of the fee and each tenant has the right to be represented. The FCR have been advised.
- The current Directors of The Falcon Close Management Association Limited (Acorn and WL staff) will need to resign and the FCR will need to appoint replacements. This will be taken away for further discussion, but no-one from The CLT wishes to volunteer for this.
- FCR residents have voices concerns over the tarmac in the Communal area which is breaking up. This was 'repaired' last year, but the same problem is occurring. Also raised was the front of the close which has not yet been finished in accordance with Planning Requirements. WL have agreed to raise both point with Acorn as they are both their responsibility.

0363/20 **ACTION:**Update next meeting

0364/20 **AGM ACTIONS ALLOCATED TO THE BOARD FOR ACTION**

The two resolutions raised at the 2020 AGM will be passed to the Grant Sub Committee for research and recommendation

- Investigate installation of alternative energy sources on properties
- Investigate utilising CLT funds for purchasing further properties

0365/20 **ACTION:** Include in ACTION 0360/20 above and report back next meeting

0366/20 **STONELEIGH LETTING INSPECTION REPORT**

Completed and circulated to The Board prior to the meeting.

The report has again mentioned loose handles on the patio doors on 2 of the properties. This appears an ongoing problem as previous 'fixes' appear to have been unsuccessful. There is also a vertical crack on one of the properties.

0367/20 **ACTION PA:** Raise with Acorn with 0356/20 above

The Inspection Report also advised that shower screens were still leaking in all 3 properties. As previous repairs by Acorn have not resolved this problem, the recommendation is to fit shower curtains . The Board agreed to this.

0368/20 **ACTION PA:** To arrange

0369/20 **SSDC HELP FOR LANDLORDS**

JS advised that SSDC provided information for landlords and asked whether The CLT would like to be included in their e-mails/correspondence. The view of The Board is that we were already utilising Stoneleigh Lettings and are happy to let them manage / advise any changes to Legislation etc on our behalf.

0370/20 **AOB**

PP advised that the Village Website is currently being updated, primarily because it is not compliant for Parish Council, (who own the website), purposes. There is likely to be a meeting (September) to advise all interested parties what the changes are

KD raised the unfinished area at the front of Falcon Close. This is being followed through by the Parish Council, but is not proving to be easy or expedient to resolve. PA advised that anyone can add their weight to the dissatisfaction being voiced with Acorn and SSDC by various parties and the more people that raised it, the closer a solution may be.

PA asked if The Board required a copy of the previous draft minutes when he sent the Agenda out.

Meeting concluded at 16.00

NEXT MEETING - TBA but following the meeting of the Grants Sub Committee