

Uppingham Homes CLT

www.uppinghamhomes.uk

Minutes of the Uppingham Homes CLT Board Meeting No 10 held at 3pm on September 25th 2020 by Zoom

1. Roll Call

David Ainslie BEM, Graham Allison, Edward Baines (in the chair), Margaret J Simpson, Ron Simpson BEM, Geoff Thompson

Guest UHCLT Member Nick Townsend

2. Apologies for Absence

Mark Shaw

3. Declarations of Interest

The registered business, council, charity, community and voluntary sector interests of board members were noted. Secretary Ron Simpson declared a personal, but non-pecuniary, interest in agenda item 10 (Housing Needs Survey).

4. Notes of Meetings

Board Meeting No 9 August 14th 2020 – Circulated and agreed

5. Matters Arising

None

6. Board Membership

Unanimously resolved that UHCLT member Nick Townsend be proposed for appointment to the Board at the AGM.

7. Policy and Legal Matters

- a) Letter from the Housing Regulator – UHCLT has now been authorised to progress to the final stage of the process to become a Registered Housing Provider (RHP) with a target date of Jan 2021 for completion
- b) Letter to UTC – A letter inviting membership has been forwarded to the council
- c) Call for Sites – Agreed that UHCLT submit land in its ownership to the anticipated UTC call for sites
- d) Response to letter to developers' ref CLT collaboration – To date two developers have responded positively
- e) Policy development and Locality – NT and RS reported on a meeting with Mick McGrath of Locality to advise him of the Trust reaching the final stage of the RHP approval process and to prioritise policy preparation, aiming for completion of the Locality contract by the end of the year. NT will be supporting this area of work.
- f) Website – This is now online and undergoing continuous development as policies are finalised. RS drew board member attention to the published privacy and housing rental/shared ownership policies now online.

8. Financial Matters

- a) Formal Accounts - GT presented the final version of the unaudited accounts for the period ending 31 March 2020 (our auditors have completed their independent review) for approval and submission to the FCA along with the AR30 annual return which was approved at the last meeting. Moved by RS and seconded by DA, the accounts were unanimously approved for signature and submission to the FCA
- b) Finance update - Following a brief update on the UHCLT financial position, GT and DA advised that they were now working on the financial forecast required as part of the RHP approval process
- c) Investment Partners - Agreed that Locality be asked if it could recommend suitable investment partners in this region to approach with a view to future collaboration

9. Technical Matters

GA reported on: -

- a) Planning Submission - a meeting has been held with GSS and its planning consultants, Smith Jenkins, to agree the content and timing of the proposed planning submission. UHCLT directors had now been forwarded a draft planning statement with comment invited. It was noted that RS, DA and GT had also had an informal meeting with ASM, (a supportive local independent architect who had offered his services pro-bono), to gather his thoughts on the strategy and content of the submission. It was agreed that the draft statement, enhanced by the suggested amendments and additions, presented the CLT's first project in very positive manner
- b) Alternative Design - Directors agreed that in the light of the receipt of an alternative design proposal from an Uppingham based architectural practice, GA should sustain a positive working relationship and dialogue with their representative TM, given the development opportunities that lay ahead.

9. Housing Survey - Progress Report

Declaring an interest as Vice Chair of CPRE Rutland, RS updated board members on progress with the Uppingham based pilot of the CPRE Housing Needs Survey. See www.cprerutland.uk Closing date is September 30th 2020. An online version for the under 35s is targeted for closure on October 10th 2020.

10. Neighbourhood Plan

DA updated the board on progress with the Uppingham Neighbourhood Plan Advisory Group (NPAG). As referenced at minute 7c, a call for sites had been recommended by RCC. A number of working groups were now under way. A grant bid to support updating the plan's founding database was to be submitted to Locality.

11. Any Other Business

None

12. Dates of Next Meetings

It was noted that an updating meeting with GSS was in the diary for October 9th 2020. Next board meeting – Friday October 23rd 2020 at 3pm. UHCLT Member AGM - Friday October 23rd 2020 at 3.30pm

Ron Simpson BEM
Secretary
Uppingham Homes CLT
30.9.2020

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