

Uppingham Homes CLT

www.uppinghamhomes.uk

Minutes of the Virtual Uppingham Homes CLT Board Meeting No 7 held at 5pm on May 26th 2020

1. Participating Directors

David Ainslie (In the chair), Graham Allison, Mark Shaw, Margaret J Simpson, Ron Simpson, Geoff Thompson

2. Apologies for Absence

Edward Baines

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 the Board meeting held on May 13th 2020

Agreed as a true record

5. Matter Arising

None

6. Policy and Legal Matters

Following a viewing of the enhanced logo on the website it was agreed that this new image be adopted across all UHCLT literature and a copy requested for all directors.

7. Financial Matters

Following a detailed presentation by the Finance Director and Vice Chair on the attractive loan terms being supported by government during Covid19, it was moved by MJS, seconded by MS and unanimously resolved to strengthen the financial position of UHCLT by proceeding with the acquisition of an HSBC Bounce Back Loan.

8. Technical Matters

The Technical Director reported that further detail was still awaited from GSS on the typical cost of a planning appeal. Following an enquiry from GSS on the strategy and timing to be adopted by UHCLT on planning and the completion of further supporting technical work it was agreed that GSS be instructed to proceed with stage 4 of their services and so complete the technical design, construction details and specification for the project as this will further support the prospective planning application. It was further agreed that GSS to be asked to update their programme and show when this work will be ready and completed. Additionally GSS be requested to review their design with their Quantity Surveyor and provide a revised build cost that reflects the final design as opposed to the original budget estimate.

9. Website Progress Report

Following a well-received presentation by the IT Director on the construct of the UHCLT website, a number of further developments were agreed. It was further agreed that the Technical Director seek approval from GSS for the use of their designs on the site.

10. Housing Survey - Progress Report

The Secretary reported that work on the CPRE Affordable Housing Survey had begun with RCC already contributing a number of questions.

11. Neighbourhood Plan

It was agreed that UHCLT write to the Uppingham Neighbourhood Plan Advisory Group seeking inclusion of the Seaton Road Orchard Site in the updated Neighbourhood Plan. The group is scheduled to meet on June 18th 2020.

12. Any other business

a) **Build Strategy** – It was agreed to publicise the following:- ‘UHCLT are seeking expressions of interest from suitably experienced and qualified building contractors to join with us in an exciting journey to create our first housing development for young people in Uppingham and the surrounding parishes. The design is well advanced with Architects GSS from Kettering with a view to making a planning application for the project.

A number of building contractors will be selected for initial consideration and, subject to them meeting the pre-qualification questionnaire requirements, a number will then be invited to submit a fixed price tender for the whole project. Current details of the design are available on our web site.

Initial expressions of interest should be made in writing by letter or email and addressed to the UHCLT Secretary Ron Simpson’.

b) **Orchard Site Clearance** – It was agreed to investigate the cost of site clearance at the Seaton Road Orchard site. It was also agreed to offer a time limited opportunity to the blue light services for a rural emergency incident training exercise on the site during the summer of 2020.

13. Date of next board meeting

Tuesday June 23rd at 5pm via Zoom

Ron Simpson BEM
Secretary
Uppingham Homes CLT
27.5.2020

Please address all correspondence to the Secretary of the Uppingham Homes Community Land Trust at

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