



Community Land Trust

Meeting: Board Meeting
Venue: Farway Village Hall, EX24 6DQ
Date: Tuesday 05th June 2018, 9.30am

Present:

	R Hare, S Kastner, A Stevens, C Worrall, J Little, L Denny
	S Watson, D Luke, J Alexander, M Payne, P Richards, N Mills

Item	Section
1.00	Introductions / Declarations
	Declarations of Interest – WR & AS members of Northleigh Parish Council SK member of Farway Parish Council
2.00	Previous Minutes
	Board Meeting minutes dated 09/05/2018 approved and signed Planning Meeting Minutes dated 23/05/2018 approved and signed
3.00	Treasurer’s Report
	Bank Balance – Current Bank Account Balance £5,953.37
	Summary of Transactions since the last meeting: Printing Costs - £30.00 ; Reimbursement of loan for computer - £300.00
4.00	Communication’s Report
	Members’ Correspondence – The CLT has had no further member correspondence. May Update email has been sent to all members. GDPR Email sent to all members.
	Board only to meet on 03 July 2017, 9.30am at Powers House to plan consultation meeting.
	Board to prepare and distribute posters for the Consultation and AGM meetings and prepare notice for the Link.
5.00	Project Updates:
	Cost Consultant Review Cost sensitive figures have not been included in this summary in order not to prejudice future tenders for the works. Gates Consulting outlined the budget costings for the site proposals to construct 6 affordable houses. The budget factored in Teign Housing Associations standard employer’s requirements and standard floor plan areas, preliminary costs as well as the usual construction assumptions and exclusions. The key issues noted were: The project will be more expensive than a typical affordable housing scheme in a built up area. The key issues leading to the higher cost are the abnormal site conditions. Further investigation into these issues will assist in honing down the

	<p>budget costing.</p> <p>Options were discussed to increase space standards to the Nationally Described Space Standards (NDSS) (3bed increases from 86 to 93m², 2 bed from 76 to 79m² and 1 bed from 54 to 58m²) It was noted that at the moment EDDC do not require NDSS in the local plan.</p> <p>The costs are based on a 33 week overall programme.</p>
	<p>Rents</p> <p>Teign housing have calculated various grant levels required to as a result of different levels of rent:</p> <p>Rents at the Local Housing Allowance (LHA) rates of East and Mid Devon would be:</p> <p>1 Bed - £98.19 a week 2 Bed - £127.92 a week 3 Bed - £153.43 a week</p> <p>Wessex noted that for rents to accord with the Living Wage they would be:</p> <p>1 Bed - £90.00 a week 2 Bed - £116.00 a week 3 Bed - £130.00 a week</p> <p>The impact of NDSS and Living Wage rents would increase the capital grant requirement</p>
	<p>Next Steps:</p> <p>With reference to the risk item costs identified in the cost plan the following actions were discussed:</p>
	<p>Visibility Splays – CLT to Commission a survey to review the road.</p>
	<p>Groundworks –commission further trial pits to investigate ground towards the rear of the site to review ground make-up; presence of contaminants; potential ground gas.</p>
	<p>Investigation into existing soakaway from existing treatment plant to be undertaken to ascertain how that water is discharged from the site.</p>
	<p>Sub scan to be commissioned to identify all underground utilities across the site.</p>
6.00	<p>Membership</p> <p>No new members have joined. Board to review membership data.</p>
7.00	<p>Any Other Business</p> <p>None</p>
8.00	<p>Date of Next Meetings</p>
	<p>Tuesday 03rd July 2018, 9.30am, Powers House EX24 6DA Consultation Planning Meeting – Board Members Only</p>
	<p>Wednesday 25th July 2018 – 3.00-7.30pm Northleigh Village Hall, EX24 6BL (Community Consultation Meeting – Open to all – Drop in Exhibition)</p>
	<p>Wednesday 08th August 2018 –7.00pm Farway Village Hall, EX24 6DQ (Annual General Meeting – Members Only)</p>