

SHERFORD COMMUNITY LAND TRUST LTD - SHADOW BOARD MINUTES 22nd APRIL 2020

Meeting held remotely, 11.30 hrs

Directors present:

Drew Powell (South Hams District Council) – Chair; **Kathryn Deeney** (Plymouth City Council), **Gina Small** (Devon CC); **Emma Colin** (Linden Homes), **Helen Deas Williams** (Brixton PC), **Judy Talbot** – Project Coordinator.

1. Apologies: Richard Harrison from Taylor Wimpey.
2. Declarations of interest: Gina, Kat and Chair work for Local Authorities which are involved in the delivery of the new Town and Helen for Brixton Parish Council. Emma works for Vistry.
3. Previous Minutes: These were agreed by all present.
4. VISTRY partnerships and status of directors in post. Emma clarified the new structure with the merger of Bovis and Linden forming VISTRY Partnerships. It is now incorporated as one legal entity. The branding will remain the same as will the sales teams. Both Emma and Joey will have similar roles and still be involved working with Sherford.
5. Articles of Association Helen had circulated a note setting out the main areas for amendment within the Articles as they are currently not fit for purpose. There are three main areas for consideration: <ul style="list-style-type: none">- The development/neighbourhood areas are three not four. Developers will now comprise of two directors and therefore the voting share will change. The definition of 'Estate' needs to be confirmed as not having changed.- Functioning of the board: Quorate numbers should be reduced to four. Any split vote can be circulated to all members for casting votes. The compulsory attendance of an A Director should be removed given recent attendance. Alternate directors to remain the same. Directors of the Company should always act in the best interests of the Company and not be Directors of the Sherford Management Company.- Elections of directors from residents: there is concern over the criteria for who the 'subscriber member' of a C member can be. The structure of voting for C and D members is also too bureaucratic and onerous in its terms at present and the clauses need to be representative and inclusive of the community. <i>Helen and Gina to set out these three areas in more detail for agreement with other Directors in order to then instruct legals to make the necessary changes.</i>
6. Business Plan – review of Trust's objectives and discussion on setting a high-level action plan for further work. A forward program needs to be drawn up for the next 12 months along with a 3-year strategy for the Trust. A framework can be outlined, and the detail completed as the Trust moves forward. Areas to include are business development, climate change agenda and delivery dates of the community assets.

Gina and Drew to liaise over the framework. Gina will circulate a schedule of the s106 community facilities required along with the s106 trigger points.

7. Forward programme

The main areas to move forward with include the above points and working with the community in how it to develops with the current Covid-19 situation.

8. Funding requests

A funding request for litter-picking equipment was discussed. It would be carried out as a Youth project through the Resident's Association. Directors are happy to support the application but would discuss again at the next meeting to consider when the monies can be released in relation to the current lockdown position.

Another grant application had been submitted but then withdrawn as the Consortium had agreed to help financially. Judy has also given details of community volunteer group funding details via SHDC which the group should apply for.

Judy to notify applicants of the above.

9. Community Building

Gina gave an update on the community hub proposal which Brookbanks have submitted with some minor plan amendments recently. Planning consent would need to be obtained by the Consortium and certain s.106 conditions for temporary buildings would need to be discharged.

All the various stakeholders have been consulted and information pertaining to the proposal has been shared.

Concerns over the sustainability of the building were given – depending on the likely duration of occupation - as well as the internal layout in relation to the open space and access to toilets being separate. Costs of running the building and who would manage it in the long-term need to be addressed more fully prior to the Board making a decision about managing the building. Gina noted that the consortium has been asked to prepare a draft lease which will help the Trust understand how this would work.

Kat and Gina to put forward these points to Directors and then on to Brookbanks for further discussion.

10. Covid -19

The site is currently mothballed therefore no construction is taking place apart from DCC works along Main Street. The public can still reserve a home online.

Emma confirmed that works will recommence on the 27th April but at a slower rate with PPE provisions taken into account. The sales office will still be closed with staff working remotely. The community infrastructure as a whole will be far slower due to the current climate with trigger points and cash-flow affected.

The Trust are following Public Health England's rules and guidelines in its conduct and in its work with the community. Brixton PC have given assistance with the emergency planning for Sherford.

11. Financial matters

Helen confirmed that the accounts have been approved. A transfer of £60,000 from the current to the savings account would be carried out leaving £21,120.48 in the current account.

Emma confirmed that she will be dealing with the outstanding Trust income monies from Bovis.

Directors discussed how the Trust could assist and show support to the community at this time. Further ideas will be shared after the meeting.

Emma and Judy to liaise over Trust income monies. Judy to continue to chase Richard Harrison on TW's outstanding monies.

Helen, Emma and Judy to discuss ideas in how best to assist the community.

12. Date of next meeting:

Wed 13th May 10.00 am

Meeting closed at 1.30 pm