

Minutes

of a meeting of the founder members of the Ashwell Community Land Trust

Wednesday 16th November 2022, 4pm at the Parish Council office, 6a Back Street, Ashwell.

Present: Graham Lee (Parish Council Chairman and Chairman for the meeting), Norton Mahy (Parish Council Vice-chairman), George Tait (Parishioner representative). The appointed secretary to the trust, Jane Porter (Clerk to the Parish Council), was also present.

1 Apologies for absence. None.

2 Rules and objectives of the Ashwell Community Land Trust (CLT) Ltd.

2.1 These were noted. They had been posted on the Parish Council's website as a 'News' item.

<https://www.ashwell.gov.uk/news2/community-land-trust/>

'To establish a structure that would have the power to bid for any land put up for sale for the benefit of the community subject to consultation with the village and being able to raise the funds. 'Community benefit' might mean affordable housing or preservation of green space or provision of a retail outlet etc.' (see also rule 3).

2.2 Financial Conduct Authority (FCA). It was noted that the registration had been approved.

2.3 Directors of the trust. It was noted that the three founder members were the first directors. The current rules permitted a maximum of 7 directors, two of which were to be parish councillors. Additional directors could be appointed (see rule 17).

2.4 Membership of the trust. It was noted that eligible individuals or organisations could become members by purchasing a share (see rule 6). It was agreed that the share price be set at £1 per share and limited to one share per individual or organisation; this could be altered in the future. Shareholders were entitled to attend meetings and have one vote on any subject.

3 Funding of the trust.

3.1 It was noted that the Parish Council had funded to date, £2,650 for the cost of the solicitor's advice and use of their model documents and the FCA registration.

3.2 It was agreed that the Parish Council be requested to continue funding any costs for the time being. It was envisaged that these would include, (i) administration, (ii) room hire, (iii) annual membership of the CLT Network (£75), (iv) Directors' liability insurance (£200). **Action: GL/JP**

3.3 It was agreed that a bank account be set up with the two parish councillor directors as signatories and the trust secretary as administrator. **Action: JP**

Signed

Date

4 Next steps.

- 4.1 It was noted that the Strategic Planning Dept at North Herts Council had been informed of the of the newly formed Ashwell CLT Ltd. They had proposed that the trust be added to their list of contacts for future local planning consultations. The trust had been registered for this.

- 4.2 Publicity and attracting members. It was agreed that updates continue to be put out through the Parish Council website, Village News, and notice boards. This would include an invitation to become a member and notification that the first members meeting would be scheduled in late January. An agenda item for this meeting would include taking suggestions from members for potential sites, property, etc that might be of interest to the trust. **Action: GL/JP**

- 4.3 Research and engagement with others. The following were agreed:
 - 4.3.1 Join and engage with the CLT Network organisation. **Action: GL/JP**
 - 4.3.2 Take up the offers from the CDAHerts Rural Housing Enabler and the officer from First Garden City Homes to provide advice. **Action: GL**
 - 4.3.3 Consider any other sources of information or potential funding. **Action: ALL**

5 **Next directors' meeting.** Date to be agreed, prior to the proposed members meeting at the end of January.

Signed

Date