



# Mark Community Land Trust

**Minutes of Mark CLT Board Meeting held in Mark Church Hall on Thursday 15<sup>th</sup> December 2016 commencing at 10:00 hours.**

**Present:** Simon Emary (SE), Geoff Francis (GF), Jan Horn (JH), Gareth Woodcock (GW), John Spencer (JS), Mark Johnson (MJ)

**Apologies for absence:** None

1. **To welcome a new member to the board** – SE welcomed MJ to the Board
2. **To receive any Disclosures of interest** – Geoff Francis - Mark Parish Council, Jan Horn & Mark Johnson – Mark Community Association. SE reminded all of the need for confidentiality and what was discussed in CLT meetings remained confidential.
3. **Minutes of meetings** held on 22<sup>nd</sup> June 2016 and 26<sup>th</sup> October 2016 – Approved and signed
4. **To consider the filling of the Board Director's vacancy of Mark CLT**, under Rule 18.4.1 and to appoint a person if agreed. – Agreed to invite member's nominations for another potential Director, who would be appointed by the Board. Invitation Email, (paper copies for no email availability members) to be issued. A 2-week deadline from sending of invitation to receiving nominations was agreed. Nominations will be considered at next board meeting.  
**Action: JH**
5. **To consider taking out indemnity insurance** for directors as per Rule 25. – Agreed. JS to investigate.  
**Action: JS**
6. **Affordable Housing project**
  - 6.1. Planning Application for the proposed scheme was approved by SDC on 6/12/16
  - 6.2. Lease and related documents with each party's solicitors.
  - 6.3. Motion proposed to proceed with the Northwick Road development – Proposed by JS, seconded by GW. Vote results: 5 for the motion, 1 against the motion. Action agreed to proceed with the planning application.
7. **Membership/Shares** – 117 members, 532 shares held.
8. **Accounts** – Accounts reviewed and accepted. £16,165.90 in bank, £61 cash in hand. Engineer and architect pre-planning fees still to be paid.
9. **To consider why some members at the AGM cast their votes against ratification of the MCLT accounts and re-appointment of the Auditor and to decide if and what action should be taken.** MJ advised that this result was, in his opinion, a protest vote reflecting the enmity felt by certain members towards the Board. It was not thought to be a reflection on the



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accuracy or validity of the accounts. The Board agreed that JS should accept this explanation as it is. JS agreed.

## 10. Any other business Board Members wish to raise

- 10.1. **Post Planning meeting events** – Prior to the Board Meeting an informal discussion was held. Those involved apologised for any offence that may have been taken by any other person.

**NOTE:** The meeting was adjourned at 10:50 to allow the Steering Group meeting to commence. The Board meeting was re-commenced at approximately 11:30 (apologies were received from GW at 11:30 for the follow on Board meeting, the Board meeting is still quorate)

## Any Other Business: Cont.

- 10.2. **Allocations Plan** – MJ indicated there was some concern in the community that the properties would not be let to local people. It was explained the Allocations Plan will address those concerns. Copy of the Allocations Plan to be sent to MJ.

**Action: JH**

10.3. **Residents Grievances**

10.3.1. MJ stated the majority of the issues arose from the first public meeting. Attendees were not allowed to vote on sites and stated that 'consultation is about choice', and advised that 'people felt cheated... and not able to have their say'.

10.3.2. MJ stated some Terms and Conditions were not honoured, i.e. the promise of a further vote was not actioned. This suggestion of a further vote however is not recognised by the rest of the Board Members.

10.3.3. SE asked how the CLT could address the above issues. MJ suggested either the CLT withdraw the Planning Application or move the access road for the proposed development to the Causeway.

It was explained that the withdrawal of the planning application would go against the entire tenent of the MCLT and its decision to provide affordable homes in the Parish of Mark. Moreover, any alteration to the access to the site was also not feasible as the scheme would become unviable due to numerous reasons, as previously explained.

## 11. Date of next Board Meeting – Wednesday 18<sup>th</sup> January 10am, Mark Church Hall

Meeting closed at 12:15 approximately.

**NOTE:** As some of the above topics were discussed in the SG meeting, there may be some overlap in the notes.