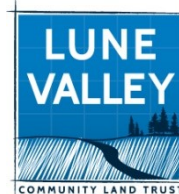


Minutes of General Meeting
13th October 2019 3pm at The Centre, Low Road, Halton



Present: Charles Ainger (M, Chair), Ann Denise Lanes (M), Luke Mills (M), Mark Towers (M), Chris Coates (M), Judy Ainger (M), Dora Osborne (M), Tom Hirst & Louis Hirst, Andy Lloyd (adviser)

Minutes	Action
<p>Welcome and Update The Chair welcomed all attendees, and reported this update on events since the AGM on 17/3/19:</p> <ul style="list-style-type: none"> • Community engagement and membership – drop-ins & other sessions in June, extended mailing list, more on website, October newsletter, this GM in October • Land purchase – Wrigleys are our solicitors; draft Purchase Option Agreement awaiting land-owner’s response • Housing Survey – done July-August, draft results late August, detailed results delayed, but some information is available now. Final report due end October. • Funding: Lancaster City Council Grant – cabinet approved £267,000 pre-development costs in Sept. Now finalising the Grant Deed, to get access to funds and start work to Planning Permission • Partnership with South Lakes Housing: Trowers & Hamlin are our solicitors; draft Exclusivity Agreement is agreed; Heads of Terms is near final agreement. • Allocation Criteria – draft of LV CLT selection criteria for who will live in the homes; then agree this with LCC & SLH • Design through to Planning Permission: have appointed John Gilbert as architects; starting to plan for our programme through to Planning Permission and construction; team site visit on 11/10/19. <p>For each of the following items, the Notes on each one summarising Purpose, Benefits, Costs and Risks were circulated beforehand and presented.</p>	
<p>1. Land: Authorise the Directors to sign the option agreement</p>	
<p>Question: What would happen if we bought the site but were unable to develop it with 100% affordable homes?</p>	
<p>Answer: We believe that in this scenario we would have to sell the land and repay the money to LCC, or give the land to LCC.</p>	
<p>Question: When do we expect the option agreement to be signed?</p>	
<p>Answer: Depends how long it takes the landowner to merge ownership of the 3 land titles involved; but we are ready.</p>	
<p>Proposal: The Directors are authorised to agree and sign the Mill Lane option agreement and to pay a deposit of up to 10% of the purchase price.</p>	<p>Agreed 6 votes</p>
<p>2. Mill Lane housing: Review the results of the Housing Needs Survey and agree the preferred housing type mix and tenure mix</p>	
<p>No decision possible until the final results are available, but the Chair reported outline results:</p> <ul style="list-style-type: none"> • The survey predicts an annual unmet need in Halton parish for 22 affordable homes, with an annual unmet need total of 50 needed in the whole surveyed area. • Lancaster City Council’s affordable housing register – of specific outstanding household requests - currently lists 16 in Halton, and 53 in the whole surveyed area. <p>So our 20 home scheme is well justified by need, overall; we may want to change the mix of types. We expect the full results, also predicting house types and tenures needed, by end October.</p>	
<p>3. Partnership with SLH: Authorise the Directors to sign the Exclusivity Agreement including Heads of Terms and to progress with drafting the lease</p>	
<p>Proposal: The Directors are authorised to sign the Exclusivity Agreement (including Heads of Terms) with South Lakes Housing and to continue the process of drafting the Lease.</p>	<p>Agreed 6 votes</p>
<p>4. Allocation Criteria: Review and discuss the draft allocation criteria. Authorise the Directors to discuss and agree the final allocation criteria, and start defining the process, with LCC and SLH, incorporating the results of our discussion today</p>	
<p>Proposal: The Directors are authorised to agree the allocation criteria, and start defining the process, with Lancaster City Council and South Lakes Housing, incorporating as best they can the results of today’s discussion.</p>	<p>Agreed 6 votes</p>
<p>Additional ideas raised in the discussion, to be taken forward for Directors’ discussion with SLH & LCC:</p>	
<p>5. AOB</p>	
<p>None</p>	
<p>Meeting finished at 17:00</p>	