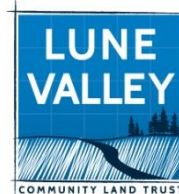


Minutes of Board Meeting
18th June 2020 19:30 online



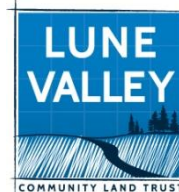
Present: Charles Ainger, Ann Denise Lanes, Lois Hurst, Luke Mills, Steve Wrigley

Chair: Charles Ainger

Apologies: Mark Towers, Chris Coates, Rachael Hamilton

Minutes	Action
1. Declaration of Interests	
None	
2. Approval of Minutes 21/5/2020	
Agreed subject to amendments: <ul style="list-style-type: none"> • Xxx means refers to the risk update sheet • 6 contractors short-listed. 	DECISION
3. Matters Arising	
None outstanding not covered below	
4. Publicity and Engagement	
Lancaster Guardian article brough about our contact in Wray	INFO
5. Mill Lane scheme	
S106	
There may be some movement here on agreeing the S106 sum, but nothing official yet.	INFO
Land Purchase	
Kathy has prepared a paper for cabinet for 14 th July. The paper will still be presented even if there is no news on the HE grant. Action: Charles to check wording of paper with Kathy B	INFO Charles
Homes England Grant	
Latest figures sent to HE along justification and whole life costing. SLH are in detailed conversation with the new HE liason. It will need to go to a Regional Committee for a decision, then to Head Office. However, the government still has not confirmed future funding.	INFO
Planning Permission	
The Planning Application was sent in on the 15 th June. We are not sure how long the process will take in the current circumstances, but theoretically it should be approved late summer/early autumn.	INFO
Thanks to everyone involved in helping get the planning permission submitted.	INFO
Forge Ln Adoption	
It seems to be moving forward still, albeit slowly.	INFO
Mill Ln Adoption	
If there is an agreement on S106, then this could start moving forward.	INFO
Design	
Nothing much to repot.	
Electricity NW-funded energy study	
Tender sent out to 3 companies. 2 responded. Aecom chosen. Initial meeting took place last week. They needed a lot of information. They will try and consider future changes in the energy infrastructure. There are likely to be conflicting interests.	INFO
Construction	
6 contractors are interested. We are proceeding with a Stage 1 Tender. Looking to choose a contractor mid-August. Action: Charles will ensure Senior Cohousing know our plans so that they have an opportunity to use the same contractor. Decision: Our design team (Rachael, Lois, Charles) to discuss and agree degree of involvement in the detailed design with main design team.	INFO Charles AGREED
Lease	
Draft lease progressing. Charles will need someone to assist in the review.	INFO
Allocation Policy	
Final draft of the Local Lettings Policy has been prepared and is being reviewed Action: Charles & Anne to review the Local Lettings Policy	Charles/Ann
Public Consultation	
A summary response from the questions raised during the consultation has been added to the website Action: Charles to check with Rebeka at SLH that consultees have been emailed a response.	INFO Charles
6. Public Open Space	
Nothing to report.	
7. Management	

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Finances	
No significant change. Decision: Final accounts for 2019 agreed Awaiting invoices from SLH, which have been promised in a week or so.	DECISION
AGM	
Meeting notice has been sent out. The Board thanked Luke & Tom for their help. Action: Luke to check that the Proxy Form has been sent out and include Paul Jarvis on it. Action: Luke to send out details of AGM with contact numbers on the Thurs morning (Steve volunteered) – maybe as a calendar invite. Action: Charles, Mark & Luke agree final details of AGM via a meeting	Luke Luke Charles, Mark, Luke
8. AOB	
A landowner has made an initial contact to discuss building some community housing in Wray. Agreed: To offer initial help to the landowner subject to timing and bandwidth in order to explore. We will not mention it to SLH just yet.	DECISION
Charles has spoken to a CLT in Kirklees who are looking to create a similar business model. Agreed: That we share some of our initial documents.	DECISION
9. Next Meeting	
Thurs 23rd July 19:30 – a review of Director roles will be required.	
Meeting finished at 9pm	
Top Drawer	
Governance Review: <ul style="list-style-type: none"> • Action 2 – Gain more, and more diverse, members • Action 3 – Develop village relationships • Action 5 – Update the website generally 	