

Lune Valley Community Land Trust
Minutes of the meeting held on March 25th 2021

Present: Charles Ainger (Chair), Jane Alder (Minutes), Chris Coates, Adele-Ivy Harris, Paul Jarvis, Steve Wrigley, Ann Lanes

Apologies: Rachel Hamilton, Lois Hurst

Item	Action
<p><u>1 Declaration of interests</u></p> <p>All confirmed that their Declaration of Interests have not changed</p>	<p>INFO</p>
<p><u>2 Previous Minutes of 25/2/21</u> were agreed.</p>	<p>DECISION</p>
<p><u>3. Matters arising from the previous minutes</u></p> <p>Disposal of the parcel of land where the small playground is (between Mill Lane and the river) and the 'Lawnmower' site. Chris reported that the Parish Council have been approached but declined until or unless they could be indemnified for contamination issues.</p> <p>Senior Co Housing have completed their land purchase</p> <p>All other actions are completed or dealt with elsewhere on the agenda</p>	<p>ACTION Charles will check back with LCC is there's been any progress</p> <p>INFO</p>
<p><u>4 Publicity and Engagement</u></p> <p>Ann has submitted a Prattle article for March and had input into relevant press releases. Ann is drafting a newsletter for members and requires a suitable landscape photo.</p> <p>Tyson's will be putting up a noticeboard on site next week</p> <p>Recent publicity about the project has resulted in six further expressions of interest. Adele has amended the form to cover privacy concerns and is contacting previous applicants to clarify their position.</p> <p>Drop in session for possible residents, to cover Community & Sustainability Policy, and possible community roles. Concerns about any too early timing of this session, as if we invite all the E of Is, they may assume they will get a home, which is not the case. Agreed that we need to replan the drop-in timing; and first to fully understand the earliest possible timing of the allocations process, and also the exact input we are hoping for from the residents, and by when.</p>	<p>ACTION Ann and Adele to update members and social media with news of progress. They will also liaise with SLH and Tyson's</p> <p>ACTION Ann and Adele will talk to Lucy at SLH and Becky at LCC to clarify the allocation process.</p>
<p><u>5 Finance and Management</u></p> <p><u>Accounts</u> - Paul has negotiated a reduced fee of £950 + VAT and he presented a s'sheet at the meeting giving a picture of the year 2020. He will prepare the accounts for the AGM in May.</p> <p>Charles is treating 31st of March as the cut off for the pre-development costs, apart from outstanding fees to finish off the legal work [The ESCO study costs might also be charged to it - see below] . SLH will supply their costs next week.</p>	<p>DECISION Board is happy to go with that rate.</p> <p>INFO</p>

6 Mill Lane

Land grant and purchase: We completed buying the land on 17/3/21 and have taken out minor extra insurance, to cover possible our 'landowner' liabilities. There remain some minor changes over the western border and agreeing with the Land Registry to merge the three existing titles of land into one. Both these changes will simplify and cheapen all future transactions regarding both the freehold and the lease. Wrigleys estimate the work can be carried out within the original estimate. The Board is asked to agree to this work.

Lease agreement and signing: SLH have completed their review with their Board and lenders, and CA has agreed to the resulting text which is within the limits the board previously agreed. It will be signed this week.

Planned programme:

- LVCLT sign lease with SLH w/c 22/3/21;
- SLH sign stage 2 contract with Tyson Construction by 29/3/21;
- Tyson Construction on site by 31/3/21,

Work on site: has proceeded well with the completion of the tree-clearing, asbestos removal and demolition work in time.

Celebration! We plan a Zoom celebration for everyone involved to date, including the Board, plus a 'Spring' newsletter, and putting out the agreed press release.

Road adoptions. Forge Lane and Mill Lane adoption date delayed , due to d=required drain repairs, but all contractor site access will be from Mill Lane, as allowed for in our land purchase agreement.

Energy studies. SLH and the Design Team are making sufficient design assumptions to get the work on site going, for both the ESCO proposal and the EV charging ideas.

Lancaster Cohousing directors are meeting on the 12th April and will discuss the ESCO and extending the private wire. Paul Hopwell, Consulting Engineer who designed the LCH circuit would be ideal for this work as would involvement of SCH at an early date. The legal work for the ESCO is likely to be £3k and possible sources of funding are Lancaster University (by 31st May) and LCC.

EV Charging

Lois has appointed a job-share project manager - Maria Angeles Solera Garcia - and they will tender and appoint consultants to do the EV charging study.

DECISION Board agreed to instruct our solicitors to do these minor changes, for future legal efficiency

INFO

INFO

ACTION Charles
DECISION Pursue the LCC Grant funding first, then consider the University funding

ACTION Charles to ask LCC if this can be included as pre-development.

ACTION Lois to continue progressing this

<p><u>7. Community Right To Bid/Community Asset Register</u></p> <p>Anything with community value in public or private ownership can be proposed by LVCLT to be listed with LCC for five years. The process of listing is fairly straightforward. If the owner wishes to sell they must inform LVCLT (via LCC) and there is six weeks to decide whether to proceed with putting together a bid. If not the sale can go ahead, if LVCLT wishes to go ahead there is six months to prepare a bid. The Department for Communities and Local Govt have a £150m pot for match funding bids</p> <p>The Board agrees that it is worthwhile pursuing this registration and will prepare a list of potential assets in order to protect these assets if the opportunity arose/if the assets were put up for sale.</p>	<p>DECISION</p> <p>ACTION Jane and Ann to report possible assets to the next board.</p>
<p><u>8 AOB - the Wray possible housing site</u></p> <p>LCVLT have submitted a supporting statement to LCC Planning regarding an application for a barn conversion. The statement is intended to make them aware of the connection between allowing the new barn, and the later potential for an affordable housing site in Wray.</p>	<p>INFO</p>
<p>9 Next meeting will be Thursday 22nd April 2021, 7.30pm.</p>	