**Minutes of the Soham Thrift CLT Annual General meeting held in the Pavilion, Fountain Lane, Soham, on Thursday 23rd March 2017, at 8pm.**

**Present:** Rosemary Aitchison, Charles Warner, Colin Gipp, Colin Elsden, Nigel Johnson, Trustees

 16 Members,

Also present were Debbie Wildridge, Emily Mulvaney representatives of CLT East/Palace Green Homes.

**Apologies:** None

**Opening remarks:** The Chairman Rosemary Aitchison , welcomed everybody to the meeting, she explained to the members about the Thrift CLT, its work to date and introduced the Trustees.

**Treasurers Report:** Nigel Johnson explained that the CLT had a current balance of £15,000.00. The only expenditure from its formation had been administration, development and registrations fees, which amounted to £5000.00. There were no questions and the accounts were accepted.

**Shade Development:** Charles Warner gave an update on the development, explaining how previous consultations had helped identify the needs of local people.

**Allocations Policy:** Colin Gipp gave a very full explanation of the CLT’s allocation policy, comprising of fairness, consistency and transparency. The criteria will be available for everyone to see.

**Election of Trustees:** Colin Elsden explained that 4 of the 5 trustees were up for election. R Aitchison, C Gipp, C Warner, C Elsden. They were all willing to continue for a further 3 years. There being on other nominees, it was proposed that all 4 should elected on block. This was agreed.

15 votes for

Nil against

1 abstention

**Q &A’s:**

Q: What will prevent someone just moving to get a better home?

A: The allocations policy should prevent this.

Q: Would any properties be available for someone wanting to downsize?

A: No, this was not allowed under the CLT’s policy if the person wishing to down size owned their own home.

Q: Who would be responsible for any repairs to CLT homes?

A: The CLT would look after all maintenance

Q: What is considered affordable rents?

A: 80% of the average in the district, the same figure also for shared ownership a maximum of 80%. It must be noted that no CLT house can be sold, they remain the property of the CLT perpetuity.

Q: Are all the CLT’s allocation policy’s in the area the same?

A: No, they are based on the needs within the town, but they will be very similar.

Q: At what stage can people apply?

A: Now, forms are on the website. The date of application may need to be taken into account when we are allocating properties.

Q: How long will the lease for renting be?

A Probably, initially for 5 years.

**Closing Remarks:** The Chairman asked if there was anyone who was interested in becoming a trustee to please get in touch with one of the trustees. She reminded members that they will be kept informed through a newsletter and also the website and Facebook and again thanked everyone for attending.

**The Meeting closed at 8.40pm**