

Thorverton CLT

Report of Board meeting of 7 July 2026

Present:

Andrew Foster (Chair)
Andrew Saunders
Andrew Wiles

1. Declarations of interest.

Agreed that Directors should declare any (perceived) pecuniary interest when a relevant item is discussed.

2. Minutes of 5/6/26 meeting

Accuracy agreed

3. North site (many of these points to be raised at the 26/7 3-way meeting)

3.1 Savills/CC – points for AF to raise with KJ

- Ask KJ of Savills for unsigned version if signed version not received by 19/7.
- (prompted by Helen Ratcliffe's recent correspondence) ask KJ to brief all parties at 26/7 meeting about the implications for the TCLT/Hastoe site of the broader HELAA submission in respect of the North site (noting the contrast with the earlier call-for-site submission).

3.2 Hastoe – points for AW to raise with JP (& MS)

- the need for regular 'Project Team' meetings (excl Savills) to move the project forward
- set a date for the public exhibition/consultation (Sept?) on the North site plans
- latest views on their need for access to the South site for surface-water run-off and/or BNG (linked to this AS then AW to forward the Horizon report)
- results of the eco surveys

3.3 Devo Grant for site acquisition (DTCCA & MDDC)

- AF to ask Wendy H to an update on TCLT's Grant Application, for forwarding to KJ in time for 26/7. Left with AF/KJ whether JohnH of MDDC should be invited to attend on 26/7.

3.4 Steve Watson

- AW to seek TCLT meeting with Steve Watson prior to the 26/7 3-way meeting, in particular to discuss
 - His points about the 2 MoUs

- His advice on the mechanics of the land transaction, assuming TCLT get the MDDC grant.... For example, might we be exposed to CGT or other unexpected transaction costs? And how should we be involving Dominic?
- His email about ground rent from Hastoe

4. South site

Continues to be “parked”

5. Market-led development proposals

TCLT’s lack of corporate stance confirmed (acknowledging that individual Directors may have their own, potentially different, views)

See 3.1 above for the wider HELAA submission regarding the North site

Noted that the Parish Council’s brief for its consultant on resisting the Glebe & Lynch Rd proposals has yet to be settled.

6. Shop

Noted that the Shop Group may decide to apply for s106 funding

7. Governance & Finance matters

- Nothing to report on our Stage 3 grant application to MDDC. AF to seek acknowledgement.
- TCLT’s 25/26 Accounts not approved because of discrepancy between our record of Membership numbers and our Accountant’s. AW to pursue
- AF to notify Members of 16 Sept AGM
- AW to draft AGM Agenda
- Noted that our FCA return not due until latest Jan 2027
- AW to draft rules for Directors

8. Comms issues

AF to update website

9. AOB

Lettings consultation

10 DONM

TBA