

Campton United Charities

Meeting of Trustees

Minutes – Meeting held at All Saints Church/Via Zoom

Wednesday 24th July 2024 2.00pm

1. Apologies for absence

- a. Apologies received from Charles Ash (may be unable to attend start of the meeting). Those attending David Baker, Joe Longson, Christopher Strong, Deborah Maggs & Simon Lamb.

2. Minutes of last meeting

- a. The minutes of the last meeting dated 15/02/24 were agreed as being a true representation of the meeting and will be signed by the Chair of Trustees, or the Secretary.

3. Matters Arising

- a. ACTION CARRIED OVER – With the consent of the Parish Council D Baker to publish the historical summary of the charity on the Parish Council website. COMPLETED.
- b. ACTION ONGOING – D Maggs to investigate the pro's and con's of approaching New Vista Homes re: potential interest in Poor's Land. D Maggs will provide an update during the meeting.
- c. ACTION ONGOING – C Ash to consider the option of approaching BEST Academies re: potential interest in Poor's Land, given its proximity to one of their school sites. REMAINS ONGOING
- d. ACTION ONGOING – C Strong to maintain contact with land agency contacted previously. Status update to be provided within meeting agenda.
- e. ACTION – D Baker to consider how CUC minutes could be posted on the Parish Council website to promote transparency. This has been discussed with the Parish Council and it was agreed in meeting that agreed minutes will be posted going forward. COMPLETED
- f. ACTION – D Baker to work up the 2023 annual reports. The drafts have been circulated and are a meeting agenda item. COMPLETED.

- g. ACTION – D Baker & C Ash to write, sign & send the 2023 annual disbursement cheque to the Need Project (Central Bedfordshire) COMPLETED.
- h. ACTION – D Baker to visit Poor's Land to review the ongoing maintenance of hedges etc. by the tenant. D Baker has been unable to do this, but it maybe that C Ash has visited the site on another matter. ONGOING
- i. ACTION – C Ash to update the trustees regarding a communication from the chair of trustees' 1st Shefford Scouts. ONGOING.
- j. ACTION – D Baker to resolve issues with charity email account, or if necessary, setup a new email account. With approval of the Parish Council a new email account has been setup, it being united.charities@camptonandchicksands-pc.gov.uk . Trustees agreed that the Charity Commission website should be updated to reflect this change. COMPLETED.

4. 2023 Annual Report & Accounts

- a. D Baker circulated drafts of the 2023 Annual Report & Receipts and Payments Accounts before the meeting.
- b. D Baker indicated that the bank balance on 31/12/2023 was £297.15 and the value of Poor's Stock was £1032.
- c. There was an opportunity for trustees to discuss the reports.
- d. Trustees approved the reports. **ACTION – D Baker to obtain all signatories and upload the reports to the Charity Commission website.**

5. "Poor's Land" - Discussion

- a. Unfortunately, C Ash wasn't at the meeting to provide any update from "Healds", the solicitors now dealing with our 1st registration of Poor's Land with HM Registry. **ACTION D Baker to ask C Ash if he has any recent update on progress.**
- b. D Baker indicated Central Bedfordshire Council have recently launched engagement on a new Local Plan and a fresh "Call for Sites" can be expected late 2024.
- c. Trustees expressed an interest in better understanding our options and costs re: possible development of Poor's Land. Both C Strong and J Longson have explored potential land agency firms, and each have an option of a "no obligation" visit to the site and brief report by different local land agents.

- d. Trustees agreed that C Strong & J Longson should take up these options, but this should not be progressed until the land tenant had been forewarned of the activity. **ACTION C Ash to contact the tenant as a courtesy before and report to trustees when this has been done.**
- e. Only once the above action is completed then C Strong & J Longson to take up the “no obligation” site reviews by the land agents discussed at the meeting and report back. **ACTION C Strong & J Longson.**
- f. **ACTION D Baker** to talk with C Ash re: contacting the tenant.

6. Correspondence

- a. Correspondence received via Shefford Town Council re: Japanese Knotweed having been identified on the highway verge near the access entrance to Poor’s Land. **ACTION C Ash to visit the site and take a view on any obvious incursion onto the field, and review the general maintenance of hedges etc. Also, C Ash to inform the tenant, just for information purposes.**
- b. Central Bedfordshire Council have dealt with the Knotweed issue on the highway verge.

7. AOB

- a. D Maggs gave an update on her research into New Vista Homes and has written a short report. This research remains ongoing. **ACTION D Maggs to circulate the report by email.**

Minutes signed by Chairman or Secretary of Trustees

Date