

Campton United Charities

Meeting of Trustees

Minutes – Held at All Saints' Church (Oakley Room)

Wednesday 17th December 2025 4.30pm

1. Apologies for absence

- a. Apologies were received from Deborah Maggs and later from Joe Longson (email). Those attending were trustees David Baker, Charles Ash, Christopher Strong and Simon Lamb.
- b. Also attending for item 2 were [REDACTED] (VD) & [REDACTED] (DG) from a local construction company.

2. Discussion of options for development of Poor's Land

- a. This was an opportunity for representatives from a local construction company based in Campton to outline their ideas regarding an option for future development of the charity land based in Shefford.
- b. D Baker & C Ash gave a brief summary of the charity history & mission including a little background on "Poor's Land".
- c. VD presented a potential way forward based on the provision of Affordable Housing on the site. Based upon 24 units per Ha and any layout constraints 16 new homes could be accommodated. This is in line with the "Call for Sites" submission made by trustees in Jan 2025.
- d. Affordable Housing aligns with the community benefit goals of the charity, and it was explained that land sales for affordable housing must be competitive with that sold for private housing.
- e. VD & DG talked about the company's history of working with Affordable Housing Partners (AHP) and the approach is to take opportunities to partners based on a land & build package, either with planning or subject to planning.
- f. The benefits of working with an AHP are:
 - i. Relationship with local authorities.
 - ii. Delivering affordable housing to the local community.
 - iii. Experience of gaining Homes England Grant Funding.
 - iv. Guarantee of delivering homes, unlikely to "sit on" any land purchased.

- g. Trustees were encouraged to consider moving forward ahead of any outcomes from the “Call for Sites” process.
 - i. “Call for Sites” can run in parallel.... Not an issue.
 - ii. The current Central Beds Council (CBC) shortfall in the Local Housing Supply (they cannot demonstrate a 5 year supply), means that planning challenges on small to medium sites often go through at appeal.
 - iii. The construction company could promote the site with local affordable housing providers fee free, as their focus is to secure a build contract with the landowner, following the granting of planning permission.
 - iv. Ahead of gaining planning permission all the financial risk lies with the construction company, the chosen AHP, and other parties e.g. the architect & Homes England (HM Gov grants)
 - v. It may even be possible to get the charity’s legal fees covered in any agreement with an AHP.
 - vi. Any final sale of the land would be subject to planning and until that point the charity remains uncommitted.
 - vii. Two handouts were provided for trustees.
 - viii. VD & DG indicated enthusiasm for taking this project on, with the first step being to get some indicative plans (demonstrating the site’s potential) drawn up by an architect.
- h. There was an opportunity for questions from trustees.
- i. VD & DG were thanked for their time and the presentation. It was considered very helpful to trustees. They then left the meeting.

3. Minutes of last meeting

- a. The minutes of the last meeting dated 02/06/25 were agreed as being a true representation of the meeting and were signed by the Chair of Trustees.
- b. The minutes will be posted on the charity page of the Parish Council website. **ACTION D Baker**

4. Matters Arising

- a. ACTION – D Baker to post the minutes of 01/01/25 meeting on CUC webpage. COMPLETED.
- b. ACTION – D Baker to add a review of roles & responsibilities annually. ONGOING.

- c. ACTION – D Baker to add a link to the charity’s Charity Commission entry on the CUC webpage. COMPLETED.
- d. ACTION – D Baker to request internet access to CUC bank account via Barclays. COMPLETED.
- e. ACTION C Strong to follow up with the Land Agency that attended the 06/01/25 meeting requesting further information re: estimate of promoter commission costs. This agency was also informed that trustees have completed a submission to the “Call for Sites” process. COMPLETED & ON AGENDA.
- f. ACTION D Baker to upload the 2024 reports to the Charity Commission website. COMPLETED.
- g. ACTION C Ash to contact or visit our solicitor’s office to chase progress on the first registration of “Poor’s Land”. COMPLETED & OUTCOME ON AGENDA.
- h. ACTION C Strong to update local construction company re: presenting options/ideas for developing “Poor’s Land” at Autumn meeting. COMPLETED & ON AGENDA (Item 2).
- i. REQUEST D Baker to provide online access to historical schemas and documentation for all trustees. COMPLETED

5. 2024 Annual Report & Accounts

- a. Both reports have been uploaded to the Charity Commission website. Recorded as submitted on time.

6. Disbursement/s 2025

- a. As of 15/12/25 the bank balance was £155.38
- b. D Baker proposed that a disbursement cheque of £100 be sent to the Need Project. All agreed.
- c. **ACTION D Baker & C Ash to sign and send the disbursement cheque to the Need Project.**
- d. To date the tenant has not paid the rent due in September 2025.
- e. **ACTION – D Baker to forward the rent invoice to C Ash.**
- f. **ACTION – C Ash to chase the tenant for payment of the invoice.**

7. “Poor’s Land” – First Registration with HM Land Registry

- a. C Ash has ascertained that our solicitors have not made any effort to progress this registration with HM Land registry. As a result, he has decided to handle this registration direct.... D MAGGS has since offered to assist in this effort. This is now seen as having

some priority with trustees actively considering sale & development options.

- b. **ACTION - C Ash to determine the status of the existing submission to HM Land Registry and report back to trustees. This ACTION has been completed since the meeting.**
- c. **ACTION - C Ash to retrieve all files from the solicitors and progress the first registration application directly with HM Land Registry.**

8. "Poor's Land" - Discussion

- a. Status of CBC Local Plan "Call for Sites" submission
 - i. No further communication from CBC since that reported at the last meeting.
 - ii. CBC are expecting to publish an "issues & options" consultation document in Feb 26. This may provide information on the status of our submission.
 - iii. Otherwise, trustees will be updated should any further communications be forthcoming.
- b. Monitoring of "close proximity" outline planning application. Still awaiting decision at CBC Planning.
 - i. Should this application be granted it may set a precedent along that part of Hitchin Road.
- c. Sale/Development Options.
 - i. All trustees agreed that with 4 potential options now investigated it is time to start to focus on preferred option/s.
 - ii. **ACTION – D Baker to update "Options" spreadsheet and arrange a focused meeting of trustees in mid-late January 2026.**
- d. Annual review of tenancy agreement
 - i. Agreed to keep rent unchanged.

9. Correspondence

- a. Proposal for a Local Therapeutic Garden
 - i. Email from a Mr Leach
 - ii. Proposal to use charity land for this community facility.
 - iii. Mr Leach was thanked for his interest and the proposal.
 - iv. Following feedback from trustees D Baker has replied to Mr Leach outlining the current situation re: the "in progress" call for sites submission, explaining that the focus of

trustees is on the outcome of this process and the potential for residential development on the site, as a means of maximising community benefit and the aims of the charity in support of the community.

10.AOB

- a. None

Minutes signed by Chairman or Secretary of Trustees

Date