**Lytchett Matravers Parish Council**

**LM Trust Structure Working Group – Report for July 2019**

The Working Group met for the first time on 18th July 2019. Those attending were as follows:

Beverly Barker

Martyn Colvey

Roger Ong

Ralph Watts

Peter Webb

Apologies were received from Alf Bush, Conor Maher, and Keith Norris.

# Topics Discussed

Community Land Trusts, including examples of the different models being used.

Development Trusts.

The Charity Bank.

The need for Social Housing in the village.

The desire for new housing to be available for families already resident in the village.

Recruitment of Trustees.

Appointment of members of the Parish Council as Trustees.

Scope of activities, initially the Sports Club, followed by the Youth Hut, the Library, etc, as well as carrying out development projects on behalf of the Parish Council.

Whether both a Development Trust and a Community Land Trust should be created.

The need for the Trust to be financially viable, eg with the ability to raise money against assets which have an economic value.

The requirements placed on suppliers of grants and loan financing for Trusts to either own the buildings/land for which money was being raised or to have long term leases.

The potential risk arising from having a number of buildings in the village offering space for hire, at relatively low prices (eg the Library space is offered at £20 for an evening), effectively competing against each other, and being under-utilised.

The potential challenge in making the Library viable as community space, with relatively high annual costs, the space being occupied by the Library for a significant portion of the time available, and little or no financial contribution from the Dorset Council for the space utilised in providing Library services (depending on the outcome of negotiations for transfer of the building to the Parish Council).

The potential need to negotiate improved lease terms with the Lighthouse Church to ensure that the Youth Hut is economically viable.

The need for creative/entrepreneurial Trustees to identify and develop diverse sources of income.

The need for the Memorandum of Association/Articles/Constitution of the Trust to provide a sound basis for future governance.

Ensuring that arrangements are put in place to provide the basis for a good working relationship between the Parish Council and the Trust, e.g. through a quarterly strategic forum.

# Key Points of Agreement

* Only one Trust should be pursued to avoid duplication of effort, division of sources of funding, limitations on available Trustees, volunteers, etc.
* It was agreed that the scope of Development Trusts covered all of the activities being considered for the village, and that this is the model adopted.
* The provision of social housing should be included in the scope, but recognising that this was not the prime reason for establishing the Trust, which was to regenerate and develop the facilities/amenities available in the village.
* The Trust should be focussed on Lytchett Matravers, with the inclusion of Morden to be considered further. It was felt that including Lytchett Minster & Upton would be a stretch too far at this stage.
* If members of the Parish Council are to be appointed as Trustees, the number will need to be limited so that they represent a minority, to ensure the necessary degree of independence.
* Members of the Parish Council who act as Trustees will need to recognise that their role is to pursue the interests of the Trust, although it is understood that they may report back to the Parish Council.
* Recruitment of Trustees should be primarily by a “tap on the shoulder” of members of the community considered to have the necessary skills and experience. However, this should be augmented by an article to invite expressions of interest, eg in the Lytchett Link.
* In the medium term the Trust will need to become financially self-supporting, with occasional grants from the Parish Council to support key developments or to undertake specific projects. However, it is likely to need more support than this in the early stages.

# Future Work Streams

The following work streams to be pursued as next steps emerged from the discussion:

1. Develop a set of financial models for each proposed component of the Trust, to establish whether the activities will form the basis of a viable, sustainable charity. The agreed components are as follows:
   * The Sports Club
   * The Youth Hut
   * The Library
   * Social Housing
2. Develop recommendations for the Parish Council on whether each of the physical assets should be transferred to the Trust as gifts, or made available to the Trust through leases.
3. Develop the approach to recruiting Trustees, principally a list of people who might be approached, together with an article in the next edition of the Lytchett Link inviting anyone interested to come forward.

Councillor Ralph Watts

July 2019