

Full Council

Report Title:	Thame Community Land Trust Loan Deferral Request
Meeting Date:	16 January 2024
Contact Officer:	Mandy Sturdy, Town Clerk

Background

1. Thame Community Land Trust Limited (TCLT) is a community benefit society registered with the FCA and a charity registered with HMRC. It is in the process of developing, with its partner, SOHA Housing, a site at Windmill Road, for 31 affordable homes for Thame residents- 9 x 3-bedroom, 18 x 2-bedroom and 4 x 1-bedroom units. There will be 16 affordable rented units and 15 shared ownership units.

Update

2. The attached report (Appendix 1) from Bob Austin, TCLT Chairman provides an update on the project to date and the reasons TCLT are requesting a further deferral until 31 August 2024.

Finances

3. As reported to Council on 8 August 2023, TCLT's initial plan was to pay off the Council loans prior to the expiry of the interest free period of 2 years. However, delays in the s106 approval process (not caused by TCLT) together with problems relating to the access on Windmill Road affected progress and as a consequence TCLT paid the first capital instalment of the first loan.
4. The TCLT has two loans, both are for £20k over 12 years with a period of 2 years interest free. Those interest free periods came to an end in February 2022 and September 2022 respectively. The interest free periods and repayment dates have previously been extended by resolution of the Council.
5. A total of £2K has been repaid to the first loan to date.
6. Following TCLTs request to Full Council on 8 August 2023 the following resolution was approved:

'The Council approves that the first repayment amount due on the Thame Community Land Trust second loan agreement is deferred until 29th February 2024 or to the date of the Trust's acquisition of the Windmill Road site if earlier.'
7. The council are now asked to consider further extending both loans and interest free periods to August 2024 with a loss of interest to the Town Council of £190.83 in total for both loans being deferred a further 5 months.

Recommendation:

- i) That the second repayment due on the Thame Community Land Trust's first loan agreement is deferred until 31 August 2024 or to the date of Thame Community Land Trust's acquisition of the Windmill Road site, whichever is earlier.***

- ii) That the first two repayment amounts due on the Thame Community Land Trust's is deferred until 31 August 2024 or to the date of Thame Community Land Trust's acquisition of the Windmill Road site, whichever is earlier.**
- iii) That the interest free period is extended until 31 August 2024 for both loans.**