

DRAFT

Minutes of the Nailsworth Community Land Trust Board meeting held at 7pm on Monday 10th July 2017 in the Council Chamber, Town Hall, Old Bristol Road, Nailsworth, Glos. GL6 0JF

Present: Ian Crawley (in the chair), Steve Robinson, Keith Angus, Wendy Gerard, Elizabeth Francis. Plus Alan Caudwell, Chair of Horsley Parish Council and the Horsley CLT Steering Group for item 4.

Items

1. Apologies: Jonathan Duckworth, Mike Levett, Ian Potts.

2. Minutes of the Board meeting held on 8th May 2017 agreed. **Action: Jonathan** to place on the website.

3. Matters arising not on the agenda.

a)Noted it was still outstanding for Jonathan and Ian to meet to update the website, particularly the Q&A. **Action: Jonathan and Ian.**

4. Possible role of the Nailsworth CLT in the Nupend Farm, Horsley development. Alan outlined the current position. There are 14 homes left as SDC stock in Horsley - in Downend and Priory Fields. The developer of the 17 home Nupend Farm scheme has pre-sold the five affordable homes to Gloucester City Homes (GCH) for £820K but with the option for the Horsley CLT to purchase them at that price. The agreement has been that the CLT has the first opportunity to meet the price offered by a HA asked to bid against the specification.

The developer is seeking a proportion of these funds up front. The Parish Council (PC) had sought and received in principle approval to borrowing upto £500K from the Public Works Loan Board. This is the cheapest finance available with repayments possible over 50 years. The PC considers the cost too high and is not willing to proceed. Alan is seeking clarification of the valuation from GCH and what options are available, say purchase of the 3 rented and not the 2 shared homes. The options for the Nailsworth CLT, if HPC chooses not to proceed at all, is to explore whether NCLT purchase some or all of the homes through borrowing. This would probably require SDC consent as well as NCLT formally via an EGM or the scheduled AGM, extending its area to cover Horsley.

The next steps agreed where for Alan (with Ian C ?) to meet GCH.

5. Lawnside

4.1. Legal Matters. Noted confirmation awaited on all parties having agreed the legal documents. **Action: Secretary to talk to Karl . Steve to talk to Alison Fisk .**

5. Other Development Possibilities.

5.1. Pike Lane. The meeting considered the 12 June reply from the SDC leader and decided not to pursue the NCLT's interest in acquiring the five affordable homes in the scheme as it was clear that SDC would not allow them to be subject to a Local Connections Policy.

5.2. New Lawn. The Secretary reported that David Drew whilst still employed by Ecotricity as Community/Consultation Advisor on their developments had advised the CLT to produce a draft MOU for discussion with Ecotricity. **Action: Secretary to draft an MOU for the Board to consider.**

5.3. Park Road/Ringfield Close SDC garage site. The meeting agreed to postpone consideration of the 21st June reply from the SDC Leader to the next meeting.

6. Finances. The Secretary noted that the Balance Sheet and Profit and Loss Account for the year ending 31st March 2016 had been submitted to the FCA. **Action: Jonathan to produce Statements for the year ending 31st March 2017.**

7. Constitution. Rule changes submitted. **Action: Secretary** to enquire of FCA as to progress.

8. FCA Return AR 30. This was completed and signed in the meeting. **Action: Secretary to post. for the**

9. AOB.

9.1. AGM. Secretary to circulate draft invitation and agenda. Jonathan to book space in the Nailsworth News to promote attendance.

9.2. Role of Registered Providers of Social Housing The general name for not-for-profit housing providers approved and regulated by Government through the Homes & Communities Agency. The vast majority of Registered Providers are also known as Housing Associations. Only eight CLTs are also RPs, because of the requirements to obtain and maintain that registration, but it does enable them to manage and maintain their homes themselves. For further information the HCA's website has a Guide to Regulation of Registered providers published in May 2015.

10. Dates of Board meetings. Next Board meeting 7pm Monday 11th September 2017

The following second Mondays in every month were agreed:

11/9, 9/10 (Annual General Meeting), 13/11, 11/12. **Action: All to diary.**

Author: Ian Crawley/Board Secretary/14th July 2017.

Signed

Ian Potts

Chair, Nailsworth CLT