

## **Minutes of the Annual General Meeting of the Nailsworth Community Land Trust**

held at 7pm on Monday 12th September 2016 in the Council Chamber, Town Hall, Nailsworth, Old Bristol Road, Nailsworth, Glos. GL6 0JF

**Present:** Yvonne Smith, Margaret Marshall, Karen Wheeler, Jacqui Milburn, Adrian Milburn, Jonathan Duckworth, Mike Levett, Emma Sims, Heather Davis, Joyce Affleck, William Affleck, Caroline Duckworth, Matt Zorn, Jo Fletcher, Nikki Potts, Colin Gerrard, Linda Carter, Keith Angus, Elizabeth Francis, Steve Robinson, Alison King, Nick Baker, Ian Potts, Wendy Gerard, Ian Crawley, Peter Stevens, John Miles, Marilyn Miles, Angela Endicott, Tony Anhoury, Dai Francis. There were 32 members present.

### **Items**

**1. Welcome and Introductions.** Ian Potts, CLT Chair introduced himself and the Board members. He declared the meeting quorate on the basis of the current membership and welcomed the good turnout to celebrate the success of the CRTBO referendum decision on 18th August.

**2. Apologies for absence:** Elizabeth Robinson, Mike Simms, Sue Levett, Gill Crawley, Rosemary Davis

**3. Minutes of the AGM held on 12th October 2015 were approved unanimously.**

**4. Report of the CLT's Activities in the previous year.** Ian Potts highlighted the referendum decision with 963 votes in favour and 190 against. The members present congratulated the Board. He urged members to explore why people voted against, to help inform future CLT housing schemes. He noted that the decision would not be formal until ratified by the District Council's Environment Committee on 27th October. He confirmed that the final studies required by the Local Planning Authority had been completed on badgers and slow worms and that the legal documents were being finalised, particularly the Section 106 Agreement and the 125 year lease from SDC to Aster Group. This lease would then be transferred from SDC to the CLT with the freehold on completion of the development. If all goes well, Ian could see the homes being completed by the 2017 AGM.

**5. Financial Report.** Jonathan Duckworth, the Treasurer noted that the CLT was solvent based on the grants it had received from the Town Council. The total assets were £507.18. The £4000 grant for legal costs from the National CLT Start Up Fund had not yet been transferred to the CLT and the CLT's solicitors had agreed to undertake any work beyond this value on a pro-bono basis. Ian Potts noted that the costs incurred in promoting a Yes Vote ( the leaflet to all homes and the Clocktower banner) as well as the cost of refreshments for the AGM were met by the Board members personally. The report was approved unanimously.

**6. Changes to the Rules.** Ian Potts proposed the following rule changes and explained the reasons for them:

- a) deleting Clause 14.4 that removes a member if they miss two AGMs
  - b) altering Clause 14.8 to make the default for a retiring board member to remain as a member of the CLT, unless the board vote otherwise.
  - c) changing Clause 20 to allow notices to members (such as notice of the AGM) to be published on the website.
- These were approved unanimously.**

**7. Board Directors.** Ian Potts noted that the current Directors had been elected last year for three years. All were willing to continue. New Directors were welcome. Starting next year one-third would be required to stand for re-election.

**8. Any Other Business.** There were a number of questions.

Q1. Peter Stevens. Ecotricity intend to relocate Forest Green Rovers FC from the stadium in Forest Green to land purchased for that reason beside J13 of the M5 near Stonehouse. Two consultation meetings have been announced for people to comment on the outline proposals for the redevelopment of the stadium. Has the Board been looking at how it can be involved in some way.

A1. Ian Potts responded that the CLT had made a submission to GVA, Ecotricity's planning consultants seeking involvement and he urged all CLT members to respond to the consultation asking that the CLT be involved in the scheme. Ian Potts also noted that the Board had met a representative of Newland Homes who won consent on appeal to build 16 homes off Pike Lane. The Board had expressed an interest in purchasing the five affordable homes to be built to ensure that they remained as rented homes for local people in perpetuity.

Q2. Heather Davis. Do we have a name for the new homes , either the road or the block of flats, as Peter Read, would be a good idea?

A2. Mike Levett noted that the road was a continuation of Lawnside for the block, whilst the four houses would front Bunting Hill. Ian Potts noted that the block could be named and the Board would look into this.

Q3. Marilyn Miles. How many CLT members are there? How many new members joined recently with the referendum?

A3. Jonathan Duckworth. There are 215 members of whom approx. 20 joined in the last few months.

Q4. Tony Anhoury. Do we need a referendum on every CLT project?

A4. Ian Potts. Using the conventional planning application route would have been quicker, cheaper and provided the certainty, following early planning officer advice that the scheme was acceptable, of an officer level decision. However, it was only by using the CRTBO route were we able to remove the Right To Buy, thereby ensuring the homes will remain affordable for rent in perpetuity. Following the Housing and Planning Act and the voluntary introduction of the RTB in Housing Association homes, it has been agreed by the Government that CLT homes will be exempt from the RTB. This will allow future CLT schemes to follow the conventional planning application route, although no CLT scheme will be submitted to the Local Planning Authority without thorough consultation and the CLT Board being confident of the community's support.

Meeting closed at 7.50 pm

Signed

Ian Potts, Chair, Nailsworth Community Land Trust