

DRAFT

Minutes of the Nailsworth Community Land Trust Board meeting held at 7.45 pm on Monday 9th October 2017 in the Council Chamber, Town Hall, Old Bristol Road, Nailsworth, Glos. GL6 0JF

Present: Ian Potts (Chair), Mike Levett, Steve Robinson, Keith Angus, Wendy Gerard, Elizabeth Francis, Jonathan Duckworth,

Items

1. Apologies: Ian Crawley

2. Minutes of the Board meeting held on 11th September agreed and signed by Mike Levett. **Action: Jonathan** to place on the website.

3. Matters arising not on the agenda.

There were none.

4. Lawnside

4.1. Legal Matters. Noted that the legals have **not** come through from SDC lawyers. There is no information on the length of the covenants.

Ian Potts has not gone back to / is not currently going to TLT as the legals are with SDC and Aster at this stage, and it is no longer necessary to seek advice on overage agreements which would have been in addition to the basis on which they agreed a fixed cost.

Ian Potts has not written (as Board Chair) to formally confirm in writing to Alison Fisk that the CLT wishes to support the approach being taken by SDC and Aster Homes.

Report to the Aster Investment Panel for distribution to the Board has not been received from Ian Crawley.

Actions agreed: **Ian Potts** to contact Karl to find out what is happening.

Ian Potts to confirm in writing to SDC (Alison Fisk) as above, enclosing a copy of the September minutes, copied to Board. (see 4.3.b of these minutes)

4.2. Project Costs & Specification.

Ian Potts stated that £70K per unit has been agreed by the HCA.

Ian Potts has heard no more from Karl about the value engineering process to reduce building costs.

As in September, the Board expressed concern at the high cost, particularly within the context of building affordable homes, wished to understand the basis for the estimate, the

reasons for the 25% increase and what we will be getting for the money. We would like to know where the cost is and where it is unusual.

No date for a meeting has been received from Ian Crawley and Karl.

No information has been received about visiting completed affordable homes built by E.G. Carters

Actions agreed: **Ian Potts** will seek a date for the board to meet with Colin Powell of gcp to determine how the board can best to be involved. (See 4.3c).

Ian Potts will now seek a date to meet with Aster and Carters.

If gcp cannot meet with us before the date set with Aster and Carters, **Ian** will consult with Colin (gcp) and inform the Board

4.3. Programme. Note, the sequence of events remains as follows:

- a) First Aster Investment Panel approved scheme on 20th September, where Karl obtained approval for an exemption to the policy that every new development scheme must be put into charge.
- b) Legal Docs - Aster and SDC should be able to agree terms very quickly. There will be no requirement for an Overage Agreement as Aster will be able to accept the restrictive covenants which SDC wish to impose. **CLT to formally notify SDC it accepts this approach.**
- c) Aster, gcp architects and E.C. Carter work on value engineering, i.e. to reduce the construction costs. **To consider how the Board is best involved.**
- d) Bid to be submitted to HCA and/or DCLG for grant funding.
- e) Final Aster Investment Panel internal approval to enter into contract with funding in place to cover the known contract sum.
- f) Autumn start on site for 12 months construction and fitting out.

5. Other Development Possibilities.

5.1. Nupend Farm . No information

Secretary to seek further information .

5.2 Severn Acres Road site

Keith has noted that the site is on the market for £300,000 for the plot.

Decision: No further action.

6. Current Financial Position: Financial report given at AGM.

At this point there is no reason to seek further funding from Nailsworth Town Council.

7. Dates of Board meetings. The following second Mondays in every month were agreed:
13/11, 11/12. **Action: All to diary.**

Author: Wendy Gerard, 9th October 2017

Signed

Ian Potts

Chair, Nailsworth CLT

Outstanding Matters.

* Jonathan and Ian to meet to update the website, particularly the Q&A. **Action: Jonathan & Ian C.**

* Receipt of conformation from the FCA that the revised rule changes have been accepted.
Action: Ian C to check.