

Minutes of the Nailsworth Community Land Trust (NCLT) Annual General Meeting held at 7pm on Monday 12th October 2015 in the Council Chamber, Town Hall, Old Bristol Road, Nailsworth, Gloucestershire. GL6 0JF

Present: CLT Members - Myles Robinson, Karen Wheeler, Wendy Gerard, Colin Gerard, Heather Davis, David Francis, Elizabeth Francis, Gill Crawley, Bill Affleck, Joyce Affleck, Sue Levett, Mike Levett, Matt Zorn, Jo Fletcher, Steve Robinson, Tony Anhoury, Alison King, Jonathan Duckworth, Ian Crawley, Ian Potts.

Apologies: Marilyn Miles, Emma Sims, Caroline Duckworth, William Duckworth, Susan Arnold, Mark Corcoran, David Drew, Veronica Dudley, Lynda Ford, Nikki Potts.

1. Ian Crawley as Secretary to the NCLT Steering Group opened the meeting and asked for nominations for the Chairman for the meeting. One nomination was received, of Ian Potts, proposed by Mike Levett and seconded by William Affleck. Ian Potts was therefore agreed as Chairman for the meeting.

2. Introduction. Ian Potts noted that as there were 20 CLT members present out of a total of 200, the 10% requirement had been achieved for the meeting to be quorate.

3. Report on the Activities of the NCLT Steering Group since its first meeting in December 2013 under the auspices of Nailsworth Town Council (NTC).

Ian Potts presented his report to overheads, which are available on the NCLT website. He particularly noted the evidence for the housing need the CLT was seeking to address, as the NTC commissioned Housing Needs Survey in 2013; highlighted the consistent commitment of the Steering Group members to progressing the project at Lawnside both within and outside the monthly SG meetings; emphasised the value of having chosen Aster Homes to be the CLT's development partner; and thanked Nailsworth Town Council for their core funding of £500 a year over three years.

Questions concerned the following:

Q: Timetabling of the referendum?

A: The timetable has been set by Stroud District Council who are only offering two dates a year (in February and August).

Q: Why do we need a referendum?

A: With a population of 6000, Nailsworth is well above the Government's upper threshold of 3000 for being defined as a Rural community. Rural CLT tenants, where the homes have been constructed on a Rural Exception Site, are automatically denied the right to acquire their rented home but this is not the case for larger communities, like Nailsworth. Keeping the homes as affordable rented homes in perpetuity is a fundamental tenet of the CLT, so a referendum is required to seek community approval for the removal of the right of Nailsworth CLT tenants to acquire their rented homes. A referendum is not possible on the removal of the right alone and therefore the Community Right To Build Order route to planning consent through the referendum, rather than consent to the scheme through the normal planning application process is necessary. The Housing and Planning Bill may include a provision for all CLT tenancies to be exempt from the right to buy. This is unlikely to be law, however, before August 2016, and therefore it is sensible to continue with the CRTBO approach, even though it is more expensive, takes far longer and has a more uncertain outcome than the normal planning application route.

4. Financial report. Jonathan Duckworth presented the Profit and Loss Account and noted that the only income directly received was the £1500 from NTC and the £200 in membership fees; that £305.63 remained from the £1500; that now the CLT was independent from NTC it would have to pay for the hire of rooms for meetings held on NTC premises; and that the further £6000 available to the CLT was in two tranches of grant allocated by the national CLT Start Up Fund and held by them to meet confirmed expenditure. To date £1000 had been spent for the preparation of the Business Plan. The remainder was likely to be taken up by legal fees to progress the land transfer, Section 106 Planning Agreement and the lease to Aster Homes. Jonathan noted that there would be a formal set of accounts for the AGM following the period 18 August 2015 (the date of registration with the Financial Conduct Authority) and 31 March 2016 (the end of the CLT's financial year).

Questions concerned the following:

Q: What is the financial relationship between the CLT and Aster Homes ?

A: The CLT will own the freehold of the completed homes and the land. Aster provides the at risk funding to progress the CRTBO to the referendum and the development funding , including obtaining Homes & Communities Agency grant (of say £15K per home), to build the homes. The CLT will give Aster a 125 year lease with a break clause solely in favour of the CLT, and in return Aster provides the CLT with annual ground rent of approx. £200 per home and manages and maintains the homes. This could be taken as a capital sum. That will be a decision for the CLT Board.

Q: Could the CLT accept sponsorship?

A: Yes in principle, but it would depend on the sponsor and the circumstances.

5. Appointment of Auditors. Proposed by Myles Robinson , seconded by Keith Angus and approved unanimously that In accordance with Section 83 of the Co-operative and Community Benefit Societies Act 2014 the meeting resolved to allow Nailsworth Community Land Trust Limited to appoint two or more persons who are not qualified auditors to audit the accounts for the period from 18 August 2015 to 31 March 2016.

6. Election of Directors to the Board of Management. Noted that:

a) as those standing were well within the recommended maximum of 12 Directors, there would be no election and Keith Angus, Ian Crawley, Elizabeth Francis, Wendy Gerard, Mike Levett and Ian Potts were duly appointed. b) that the non-voting places reserved for a Nailsworth Town Councillor and a Stroud District Councillor representing the Nailsworth Ward would continue as with the Steering group to be filled by Jonathan Duckworth and Cllr.Stephen Robinson respectively, until both organisations formal reviewed these positions at their first meeting for the 2016/17 Council year.

b) Ian P formally thanked the other members of the Steering Group who had not stood as a Director, and welcomed their continuing active involvement in taking Lawnside and other projects forward. Thanks were recorded to Joyce Affleck, Bill Affleck, Sue Levett, Heather Davies, Sally Millet and Robert Burford.

7. AOB.

Q. What will be the impact of the proposed Housing and Planning Bill and the Government's announced intention to impose the RTB on Housing Association?

A. Ian P explained that there had been and continues to be lobbying, including a meeting with Neil Carmichael MP , to achieve an exemption for all CLT tenancies from

the Right To Buy. It is likely to be in the Bill, but with a portable discount for CLT tenants where the CLT property is managed and maintained by a Housing Association, who are then required to provide an alternative property for purchase, with the Government reimbursing the HA for the full cost. It is not yet clear what the position will be for the five CLTs who are Registered Providers (and manage and maintain the homes themselves)and therefore have no other property that could be made available for one or more of their tenants to use such a portable discount. These CLTs may be fully exempt.

The meeting closed at 8.08 pm.

Circulation: CLT Board. CLT members and CLT website.

Author: Ian Crawley.

Agreed NCLTN AGM 12th September 2016.

Signed

Ian Potts, Chair, Nailsworth Community Land Trust.