

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

held at 7pm on Monday 12th November 2018 in the Council Chamber, Town hall, Nailsworth, Old Bristol Road, Nailsworth, Glos. GL6 0JF

**Present:** Members - Jacqui Kilburn, Adrian Kilburn, Jonathan Duckworth, Mike Levett, Joyce Affleck, William Affleck, Matt Zorn, Colin Gerrard, Keith Angus, Elizabeth Francis, Steve Robinson, Ian Potts, Wendy Gerard, Ian Crawley, Tracey Young, Sally Millet, Joe Millet, Gill Crawley, Kevin Hibbs, Laurie Smith. There were 20 members present.

Proxies received from Helene Grant, Nicolas Baker, Marilyn Miles, Alison King, Myles Robinson, Nikki Potts. Observer: Paul Pennycock.

### **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.

**2. Apologies for absence:** Sue Levett

**3. Minutes of the AGM held on 9th October 2017 were approved unanimously.**

**4. Report of the CLT's Activities in the previous year.** Ian Potts highlighted the ten homes under construction, with the tenancies to be advertised in December on the Homeseeker Plus website. At the beginning of the year the Homes & Communities Agency and Aster Homes had approved grants totalling £70K per home to add to the funds Aster were drawing down from their bank secured against their existing housing stock. In March the CLT became the owner of the freehold from SDC. In April there was the turf cutting ceremony. In April the builders started on site. There were initial delays due to the temperature being too warm to pour concrete. The block of six flats is now watertight. The four houses will be close behind.

The homes will serve those in housing need but at higher rents ( approx. 80% of market rent) than the current ave.66% of market rent in SDC homes. The homes will be for people with Nailsworth connections. At least 60 people with local connections are already registered with SDC. The CLT has advertised encouraging people to apply.

The 2013 Housing Needs Survey showed 52 households in housing need. The CLT Board has asked the Town Council to commission a new survey. It is considered good practice to repeat HNSs every 5 years. With evidence of need the CLT aims to undertake further schemes. The Board is willing to tackle any type of housing project including conversions and very small schemes. It is important to ensure all CLT schemes have a Local Allocations policy, but currently a referendum is required to achieve this and remove the Right To Buy. The CLT Board will therefore be seeking an appropriate policy in the new Stroud Local Plan.

**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 £1704.63. The CLT paid an annual fee to the Financial Conduct Authority and an annual membership fee to the National CLT Network. the CLT will receive a ground rent of £200 a year per home from Aster homes. The report was approved unanimously.

**6. Election of Directors.** Ian Potts noted that Directors were elected for three year terms. Three were re-standing this year as part of one-third standing for re-election each year. A new Director was proposed this year - Kevin Hibbs. His statement has been circulated. All are willing to continue. New Directors are welcome. Starting next year one-third would be required to stand for re-election.

The re-election of Ian Potts, Wendy Gerard and Mike Levett was agreed unanimously.

The election of Kevin Hibbs as a Director was agreed unanimously.

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

Q1. Sally Millet. Ringfield Close will probably now be redeveloped by SDC. Could the CLT be involved.

A1. SDC would build Council homes. CLT involvement could avoid the Right To Buy and ensure the homes will always be available for people in housing need. CLT will seek involvement.

Q2. Sally Millet. there is a large block of garages adjacent to Ringfield Close. What is happening with these?

A2. These are going to be included in the SDC scheme. The CLT has been offered three other former SDC garage sites in Forest Green, but all have been rejected as feasible for development by the CLT for various reasons.

Q3. Paul Pennycock. There are Horsley residents in housing need. How can they benefit from the CLT's work?

A3. There may be Horsley residents who would be eligible as having Nailsworth connections, within the terms of the first priority category in the Local Allocations Policy for the Lawnside development The second priority is for people with local connections in adjacent parishes, if there are insufficient Nailsworth connected people available. The CLT Board has had conversations with Horsley PC on potential CLT activity in Horsley.

Q4. Paul Pennycock. Could the CLT operate outside the civil parish of Nailsworth ?

A4. Any change in the CLTs geographical boundary would affect eligibility for membership and the priority categories in any future Local Allocations Policies for new sites. This would have to be formally considered and agreed at a General Meeting of the CLT.

Q5. Kevin Hibbs. If a number of sites could be developed in tandem there is the potential for reduced construction costs.

A5. the CLT would welcome having a number of sites. There are new Government funds ( the Community Housing Fund) for community led housing schemes.

Q6. A N Other. What is the current membership?

A6 There are 215. We will have a stand at the May Town meeting and continue to promote joining. Please also seek new members yourselves. Meeting closed at 7.30 pm

Signed

Ian Potts, Chair, Nailsworth Community Land Trust