

## **Minutes of the NCLT Board meeting held on Monday 14th September 2020 via Zoom**

**Present:** Wendy Gerard, Steve Robinson, Ian Potts (Chair), Keith Angus, Ian Crawley (Secretary), Kevin Hibbs, Carl Ranscombe, Jonathan Duckworth, Elizabeth Francis.

### **Items.**

#### **1. Apologies.**

**2. Minutes of the previous Board meeting held on 10th & 17th August 2020 via Zoom.** Agreed.

**Action: Secretary** to send to Jonathan for publication on the website.

#### **3. Matters Arising.**

Website update. **Action: Ian & Jonathan** still to meet.

#### **4. Valley View, Lawnside**

**4.1. Damaged and poorly repaired wall.** **Action: Kevin** to visit and recommend appropriate repair for Board to advocate with Aster Homes, in context of Board guidance to 'just tidy up'.

**4.2. Collapsed dry stone wall on private property below the bottom car park.** **Action: Kevin** to circulate adjacent landowners letter to aster Homes.

#### **5. Other Potential CLT Projects.**

##### **5.1. Tetbury Lane.**

For site west of the Lane, confirm no further action with SDC in light of the engineering feasibility study. **Action: Secretary.**

For potential new site for exploration east of the Lane, contact to be made with landowner. **Action: Secretary.**

**5.2. Mortimer Rooms with Library and Civic Centre.** NTC /GCC meeting awaited.

**5.3. SDC former garage site adjacent to number 62, Lawnside.** Board received a report setting out the background, a proposal to acquire the site and the conditions necessary, the financial implications and then risks, and agreed to proceed with the draft letter, included as an annex to the report, amended to reflect:

- \* the Approved Local Plan and Housing Strategy policies;
- \* that the Board had new members with additional experience and was continuing to strengthen;
- \* that there could be feasibility funds available shortly; and
- \*that SDC may wish to manage and maintain the completed new homes under contract to the CLT.

**Agreed Secretary would provide a final for the Chair to send; Keith would provide an annotated location plan to be used to explore pro-bono site feasibility work by Quattro (Kevin) and gcparchitects and ADW (Secretary.)**

**5.4. Land west of Bunting Way.** Chair confirmed that in telephone discussion with the joint owner, £25K had been offered in response to an asking price of £100K; this had been declined; and the site was available for freehold sale at an on-line auction on 1st October, with a reserve price of £75K and potential for six homes. **Action: Secretary** to inform Guinness of the current position.

**6. Finances.** The Treasurer confirmed there is £2,476.13 in the bank; there had been no transactions since April; and that he was finalising the presentation of the accounts, to be agreed by two upstanding members of the community, for the AGM. **Action: Jonathan.**

#### **7. AGM.**

7.1. The Board agreed, in light of the new six person limit for gatherings, to proceed with a Zoom AGM. Agreed to ask for questions in advance, to separate the roles of Chair and Technology Host and to undertake a dry run at the next Board meeting. **Action: Jonathan** to publicise in the October edition of Nailsworth News and through an email to CLT members emphasising the importance of proxy voting. **Action: Secretary** to inform the MP it will be a Zoom meeting. **Action: Jonathan and Secretary** to meet to agree detailed arrangements.

#### **8. Board Membership.**

**8.1. Chair.** Secretary noted he had received one enquiry from someone with a non-exec HA background and was arranging a meeting.

**8.2. Treasurer.** Steve noted he had someone interested and would pass their contact details to the Secretary to offer a meeting. **Action: Steve, then Secretary.**

**8.3. Directors.** Elizabeth offered to stay on for a further year, if necessary.

#### **9. AOB**

**9.1. GlosHub.** Carl attended on-line and noted the value of knowledge sharing across CLH projects and CLH hubs; that the main barrier to successful CLH schemes was the difficulties of obtaining sites; and that there is a need for new Govt. funding.

**9.2. VFM of CLH.** Secretary noted launch of new study tomorrow, which he would circulate.

**9.3. Use of Social Media.** Carl outlined the benefits to the CLT of having an active presence on local social media. i.e. the Nailsworth Community Action Network and the Nailsworth Chat & Information Facebook Pages. **Agreed: Carl to action.**

**10. Next meeting:** 12th October 2020, to focus on dry run for the 9th November AGM on-line.

**Author:** Ian Crawley/Secretary/15th September 2020.