

**Minutes of the Annual General Meeting of the Nailsworth Community Land Trust** held at 7 pm on Monday 9<sup>th</sup> October 2017 in the Council Chamber, Town Hall, Old Bristol Road, Nailsworth, Glos GL6 0JF

**Present:** Chris Hacker, Marilyn Miles, John Miles, Andrea Urquhart, Reg Urquhart, Jane Bethell, Derek Pitt, Colin Gerard, Jonathan Duckworth, Elizabeth Francis, David Francis, Keith Angus, Ian Potts, Steve Robinson, Wendy Gerard. There were 15 members present. Nine proxy votes were received.

**Items**

**1. Welcome and Introductions:** Ian Potts, CLT Chair introduced himself and declared the meeting quorate based on the membership, those present and the proxies.

**2. Apologies:** Paul Butler, Linda Carter, Mark Corcoran, Ian Crawley, Gill Crawley, Heather Davis, Dick Dimmock, David Drew, Caroline Duckworth, Mary Jane Duckworth, Louise Duckworth, William Duckworth, Anne Elliot, Marion Hinton, Mike Kelly, Wendy Kelly, Sue Levett, Nikki Potts, Liz Robinson, Miles Robinson.

**3. Minutes of the AGM held on 12<sup>th</sup> September 2016 were approved unanimously.**

**4. Report of the CLT's Activities in the previous year.** Ian Potts began by acknowledging that he was being overly optimistic in expecting the Lawnside development to be finished by 2017 but is hopeful that by this time next year the build will be well under way. He confirmed that formal planning permission was received at the end of October 2016 and that progress has been made with Aster Homes in selecting a Gloucester based building company, EG Carter. He described on-going work to address the build specification and overall costs, as there has been a 25% increase in cost since the scheme was outlined in 2014.

He explained that Stroud District Council is concerned to ensure that the houses remain as affordable rented homes and although this is an essential condition of the Community Right To Build Order, the Council is seeking to impose restrictions via the legal documents that impact on the usual business model and funding arrangements for Aster Homes. He confirmed that Aster have now agreed to go ahead in the knowledge they will not be able to borrow money against the completed houses to fund future housing schemes. He indicated that with the resolution of this matter, it should now be possible for the CLT to agree and sign the necessary legal paperwork by the end of the month.

In terms of the actual site, in the last few weeks, more detailed site surveys have been conducted and a plan is in place to deal with the slow worms – this is critical to avoid being prevented from starting groundwork on site until the spring.

The Board had held discussions regarding both the Pike Lane development, and also working in conjunction with Horsley Parish Council on the Nupend Farm scheme. The Board has also had several meetings and more detailed discussions with Ecotricity over the proposals for The New Lawn Stadium site if/when FGR move to a new stadium for which the land has been purchased adjacent to J13 of the M5.

**5. Financial Report** Jonathan Duckworth, Treasurer, circulated a Profit and Loss statement. He explained that the CLT now has its own cheque account with a balance of £3119. Payments for two grants and membership subscriptions have been credited to this account. Nailsworth Town Council allocated a grant of £2000. The £4000 from the National Community Land Trust is for legal fees that have been agreed on a fixed fee basis. The membership has increased from 213

to 219. Expenditure on administration is minimal. The report was approved unanimously.

**6. Changes to the Rules** We have progressed the rule changes voted through at last year's AGM to have them officially implemented with the Financial Conduct Association (who regulate all Community Benefit Societies). The changes were applied on their website in April 2017 but formal confirmation is awaited.

**7. Board Directors.** Ian Potts, Wendy Gerard and Mike Levett are continuing in office. As stated three board members stood for re-election this year. No new names have been received. Ian Crawley, Keith Angus and Elizabeth Francis were proposed for re-election by Ian Potts, seconded by Mike Levett. The names were unanimously agreed. The Non-voting board members continuing in office are Cllr Jonathan Duckworth – Nailsworth Town Council and Cllr Stephen Robinson – Gloucestershire County Council, Stroud District Council and Nailsworth Town Council.

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

Q1. John Miles. If banks are not prepared to underwrite the loan how can the scheme go ahead?

A1. Ian Potts responded by explaining that the Homes and Communities Agency (HCA) has agreed a grant of £67,000 per unit which is reassuring; the restrictive covenants being written by Stroud District Council into the contract with Aster Homes stops the dwellings being sellable by banks in the event of them seeking repayment from Aster. Aster Homes work to a time frame of 50 – 60 years to get their build and maintenance costs back through rents. In 125 years the CLT could buy the dwellings back from Aster Homes.

Q2 Reg Urquhart. The CLT has not delivered on the expectation of the dwellings being built by now and there seem to be a lot of ifs and buts and maybes. Will the CLT be able to succeed?

A2. Ian Potts described that Nailsworth has not had a CLT before; that Stroud District Council had no experience of CLTs when Nailsworth CLT was formed and had not entered into business with a CLT; that Aster Homes has not built homes in the Stroud district before and they have also not completed a CLT scheme in a town before, as their other schemes have been in rural areas. As there have been only a handful of Community Right to Build Orders throughout the country, it has been difficult to access information and experience to draw on.

The Board gives its time for the people of Nailsworth. The conditions required by the Local Planning Authority, Stroud District Council, have been challenging for the CLT.

Lawnside will be affordable rented homes, as this is a given for planning permission, and will be a legacy for the community. Getting them built will give credibility to the CLT for future work.

We have not been able to move beyond expressing interest in purchasing the five affordable homes at Pike Lane to be built to ensure that they remained as rented homes for local people in perpetuity.

Jonathan Duckworth emphasised that Stroud District Council has no plans to build additional homes in Nailsworth (as they are in other localities) which makes the work of the CLT particularly important.

Q3. Colin Gerard. Can the CLT be expected to work effectively with large businesses such as Ecotricity.

A3. Various members of the board responded to express that we consider it important to ensure that the interests of Nailsworth residents are considered but we do not know if we will be able to achieve any impact on such proposed developments.

Meeting closed at 7.45pm

Signed

Ian Potts Chair, Nailsworth Community Land Trust