



DRAFT Minutes of the Seventh Annual General Meeting of the Nailsworth Community Land Trust
held at 7pm on Monday 13th December 2021 in the Town Hall, Old Bristol Road, Nailsworth, GL6.

Present:

Members - Keith Angus, Jonathan Duckworth, Colin Gerrard, Steve Robinson, Ian Potts, Wendy Gerard, Ian Crawley, Mike Kelly, Liz Odell, Kim Massey, Derek Pitt. There were 11 members present. Proxies received from Caroline Duckworth, Gillian Crawley, Kevin Hibbs, Carl Ranscombe, Tony Anhoury, Elizabeth Robinson, Rosie Duckworth, Nicola Potts, Matt Zorn.
A total of 20 members.

Items

1. Welcome and Introductions. Kim Massey, CLT Chair, introduced himself and the Board members. He declared the meeting quorate on the basis of the current Nailsworth resident membership of 190 plus 30 Friends of the CLT and welcomed the good turnout.

2. Apologies for absence: Robert Burford, Kevin Hibbs, Carl Ranscombe, Natelie Bennett.

3. Minutes of the CLT's sixth AGM held on 9th November 2020 via Zoom, were approved unanimously.

4. Report of the CLT's Activities in the previous year by the Chair, Kim Massey.

I responded to an advertisement last year from the CLT Board seeking a new Chair. I have a background as a management consultant in financial services and working as in Head of Change at the Stroud & Swindon BS, then the Nationwide BS and Scientific Councils administration. I served for nine years on the Board of Orbit HA (with a housing stock which expanded from 40,000 to 70,000) focused on tenant engagement and remuneration and ended their as Deputy Chair. I subsequently served as a non-executive Director of Merlin HA.

The CLT's first development, at Valley View, off Lawnside in Forest Green has been a success:

* Nailsworth CLT has provided ten homes for people with local connections who would not otherwise have been housed in this way.

* £1.4m has been invested in Nailsworth, including £670,000 of Government grant through Homes England, that would not otherwise have come to Nailsworth.

* A partially used Council garage site, which had become an eyesore for local residents, has been transformed into a genuine asset in the urban environment.

The CLT exists to acquire land and buildings to provide homes for local people in housing need. Nailsworth News published in its November edition an article asking people to offer land or property that the Board can seek to develop or convert into new affordable homes for rent. The latest Housing Needs Survey confirmed the need still exists for such homes. Particularly as the right to buy for Council homes and the right to acquire for Housing Association homes continue to reduce the number of homes for social and affordable rent in the town. Whilst we welcome the new build underway by the District Council along Park Road, it is not enough.

There are no proposals from the private sector, housing associations or Stroud District Council to build new homes for rent in Nailsworth. The only outstanding planning consent is for 5 of the 15 new homes at Pike Lane to be affordable, but these may never be built, or may not be for rent.

To build on this success, we welcome :

- * new members joining the CLT - only £1 fee for life
- * new Directors from amongst our members to help take forward further schemes
- * land and buildings gifted or sold at significantly less than market price to the CLT, so that we can provide further affordable homes for rent.

A challenging year with continuing Covid restrictions and with seeking to take forward a new scheme to provide affordable homes to rent, for local people in housing need.

Your volunteer Board members have focused on physical and financial feasibility studies on the former Stroud District Council garages site adjacent to no.62 Lawnside in Forest Green. Sadly, the Board has had to conclude that it cannot proceed with undertaking a development of two apartments in a single block on this site. This was to be the second development by the CLT, following the 10 homes built at Valley View in partnership with Aster Homes. The CLT therefore formally notified SDC that it is no longer interested in this site. Members of the Board have also visited and reviewed the other Stroud District Council garages site listed for freehold disposal in the town and concluded that it cannot reasonably proceed to seek to build new homes on any of them.

The new scheme was going to be carried out by the CLT employing the necessary professional advisors, obtaining funding and employing a contractor. This was necessary for only two homes, as it is too small a project for housing associations and the local authority. However, in spite of the CLT aiming to use offsite modular timber frame construction; having the offer of a mortgage from the Ecology Building Society; and hoping to acquire the freehold of the site for £1, the scheme was not viable without a significant grant. This would only have been available through a Housing Association with developer status with Homes England, the Government's housing and regeneration agency. No housing association is willing to be involved with such a small site. Additionally, the current uncertainty around labour and materials costs in the construction industry, compounded the existing risks of proceeding with seeking to purchase the site from SDC.

This has been a useful learning experience for the Board of Directors, which will be captured and shared on the website.

We have had changes in the Board and its allocation of responsibilities. I want to thank Jonathan Duckworth for his work from the first meeting of the CLT Steering Group on 12th December 2013 in maintaining the membership register, acting as treasurer and leading on our communications, largely through the pages of Nailsworth News, and setting up and maintaining the website. Liz Odell is now the CLT's treasurer and Carl Ranscombe has taken on the communications and membership roles.

We have two Board members standing down this year - Elizabeth Francis and Wendy Gerard. Both have provided perspectives on what we have been seeking to achieve and the way to deliver, which have been invaluable and will be difficult to replace.

5. Financial Report . Liz Odell, the Treasurer, confirmed total income of £2000 (the ground rent for Valley View from Aster Homes); total expenditure of £326.28(Arkell Centre room hire, NCLTN membership and website fees) leaving net assets of £2368.35.

6. Election of Directors.

Re-election of Kevin Hibbs as a Director approved unanimously.

Directors Continuing in Office Until 2023 : Ian Crawley, Keith Angus, Carl Ranscombe, Liz Odell, Robert Burford

Non-voting Board members Continuing : Cllr. Jonathan Duckworth - Deputy Mayor, Nailsworth Town Council Cllr. Stephen Robinson - Gloucestershire County Council, Stroud District Council & Nailsworth Town Council

Election of Kim Massey as Chair approved unanimously

Re-appointment of Officers : Liz Odell as Treasurer and Ian Crawley as Secretary, approved unanimously.

7. AOB

Stephen Robinson proposed and Keith Angus seconded a Vote of Thanks to Wendy Gerard and Elizabeth Robinson for their contributions to the Board since the CLT started. this was agreed unanimously.

Author: Ian Crawley/Board Secretary/19thDecember 2021