

Notes of NCLT Board Meeting.

7.15pm Monday 9th November 2015. Nailsworth Youth Centre, Northfield Road, Nailsworth.

Present:

Board - Keith Angus, Ian Crawley, Elizabeth Francis, Wendy Gerard, Steve Robinson, Ian Potts, Mike Levett.

Items

1. Apologies: Jonathan Duckworth

2. Notes of Steering group meeting held on 14 September agreed. Notes of AGM held on 12th October circulated for comment.

3. Election of Chair of the Board. Ian Potts was proposed and seconded and unanimously agreed.

4. Role and Purpose of the Nailsworth CLT. As set out in the agenda from the NCLT's Rules these were noted. It was agreed that the priority was to seek further opportunities to develop affordable housing.

5. NCLT Code of Conduct. Agreed as circulated. Signed by those present.

Action: Ian C to obtain signed copy from Jonathan.

6. Confidentiality. Noted that the:

* default position is that Board meetings are public, unless formally agreed otherwise by the Board for a specific item or the whole meeting.

* the agendas will be published at least 7 days in advance on the NCLT website will make clear the public position and the circumstances where discussions may be confidential. **Action: Ian C.**

7. CLT Code of Good Practice. Noted the policies and procedures required, particularly Financial Policies & Procedures and Membership Policy. **Action: Ian C** to draft.

8. Setting Up the CLT. Agreed social business account to be opened at Lloyds Bank with signatories of Ian P, Ian C and Mike. **Action: Ian C** to open account.

9. Lawnside Update.

9.1. Consultation.

9.1.1. From the meeting with SDC officers at Ebley Mill on Nov 3 (notes circulated separately), the six week consultation with residents was OK, but a new six week period was necessary with statutory consultees including the Council as landowner. This would run to 15th December, which Ricardo could accept as the new CRTBO submission date. However, a report was scheduled for the SDC Extraordinary Council Meeting on November 19th delegating decisions on Neighbourhood Planning matters to the Environment Cmte. This would enable a new CRTBO submission date of January 11th 2016 and still meet the referendum date of August 11th 2016.

9.1.2. The scheme display is in the library until the end of November with flyers and feedback forms.

9.1.3. A TIC window display is required. **Action: Wendy** will talk to Caroline. **Ian P** will provide Wendy with display boards.

9.1.4. Agreed use display boards, subject to the weather, at the next Farmers Market on 28th November.

9.2. Planning. SDC OK with scheme as presented at the meeting. Sole potential issue is the badger track. **Action: AH** to arrange badger survey for March.

9.3. Section 106 Planning Agreement. Required in draft as part of the CRTBO submission covering the Local Connections Policy for allocating tenancies. The SDC clause had been circulated previously and was agreed. Noted importance of encouraging people to register with Gloucestershire Homeseeker.

Action: Ian C to timetable presentation from AH on process for allocating tenancies.

Elizabeth left the meeting.

9.4. Legal Documents. Noted the suite of inter-related legal documents (contract, lease and transfer of land) had been circulated in draft (with Ian P) and that CLT's solicitor was now involved. **Action: All** can request copies for comment from Ian P.

9.5. Private or Shared Space to side and r/o flats? After discussion, preference agreed for private space fenced for each of the three ground floor flats, but with interest in what the implications would be for clothes drying arrangements for the first floor occupants ? **Action: Ian C** to ascertain AH and architect's views.

10. Funding.

10.1. Locality Community Buildings Project Support grant. Agreed application for £4325 plus VAT (total £5190) to be spent by 31 March 2016, for the following work to be commissioned by Aster - ground conditions, ecological investigation and aboriginal surveys, engineering site appraisal and reptile and badger surveys. NB: CLT will need to meet 10% of the total. **Action: Ian C** to apply.

10.2. Operational Costs. Ian C noted need for funds to bridge gap until ground rent of approx. £1000 a year payable from late 2017 After discussion and Wendy noting potential for gifts when account in place, agreed **actions as follows:**

- * Ian C to apply for £500 from Co-op
- * Steve to seek increase in NTC grant for 2016/17 to £750, from £500 for 2015/16.
- * Wendy to explore grant from Quaker Housing Trust.

11. Sites. Possibility noted of land at the BT Exchange. **Action: Ian C** to explore with BT Foundation availability in whole or part and rights of access.

12. Schedule of Meetings. Agreed as set out on the agenda. Wendy noted she would not be present on May 9th 2016. **Action: All** to diary.

13. AOB. Contact List. **Action: Ian C** to provide; **all** to send Ian contact details.

Author: Ian Crawley/CLT Secretary/November 11th 2015.

Signed Ian Potts Chair