

Minutes of the Nailsworth CLT Board meeting held on Monday 8th February 2016.

Present: Jonathan Duckworth (Chair for the meeting); Elizabeth Francis, Wendy, : Mike Levett; Ian Crawley; Steve Robinson.

Items

1. Apologies. Ian Potts, Keith Angus.

2. Minutes of the meeting held on Monday 4th January 2016. Agreed. Actions: Ian C to provide to Jonathan to place on the website.

3. Matters Arising. Noted Steve had provided the postal voting dates. **Actions:** Ian C to add to the CLT calendar. Jonathan to add calendar to the website.

4. Progressing the Lawnside Scheme.

4.1. CRTBO. Noted CRTBO submission made and SDC consultation underway from 27/01/2016 to 09/03/2016. It is on the neighbourhood planning page:

http://www.stroud.gov.uk/docs/planning/planning_strategy.asp#s=sectioncontent5&p=nbhood

Agreed publicity to be sought through article in March edition of Nailsworth News. **Action:** Jonathan.

4.2. Legal Docs. Noted Aster Homes aim to have all the docs agreed by end of March after resolution of issue between SDC and AH over SDC required clause restricting re-sale potentially compromising banking agreements; and clearance through CLT Board and CLT's solicitor.

4.3. Site Investigations Noted some drilling undertaken to explore ground conditions, with Heras fencing placed back in situ subsequently. **Action:** Ian C to seek copy of completed reports.

4.4. Funding to complete pre-CRTBO approval investigations. Agreed costs and contractors confirmed by Aster Homes totalling £4330 plus VAT, as set out in Annex 1 below, to be subject of CLT application to the Locality Community Buildings Project Support Grant for expenditure by 31st March 2016. **Action:** Ian C.

4.5. Publicising the Referendum. Noted no August edition of NN, so need for article in July edition; banners and door to door leafleting.

5. CLT Operations.

5.1. CLT Operational Costs. Noted that Nailsworth Town Council has approved £2000 for 2016/17. Thanks to Steve and Jonathan for facilitating this.

6. Other CLT Projects.

6.1. Update on Pike Lane. Noted neither SDC nor the Campaign Group were pursuing a legal challenge to the Inspectors approval of the 17 home development. A meeting was being arranged in March for SDC, NTC, Campaign Group and Newland Homes to meet to discuss the development of the scheme, including revisions to the design and how the affordable housing would be developed. Noted this was a possible extension of the CLT's operations through purchase of the five affordable homes on completion at below market value. **Action:** Steve to involve the CLT in the meeting.

7. Any Other Business.

7.1. Ian C reported on the **National CLT Conference** 28th January 2016. **Action:** Ian C to circulate any presentations provided on-line subsequently.

7.2. **Housing & Planning Bill.** Noted that the Govt Minister in the second reading in the Lords had confirmed CLTs who were Registered Providers would be exempt from the £1 per week rent reduction for the first of the four years. Noted that the exemption of all rural CLT tenancies was expected. For urban CLT tenancies where the CLT was in partnership with a Housing Association, it was expected that the HA would have to provide a portable discount to be taken up by the tenant through the discounted purchase of another property elsewhere in the HA's stock, thereby preserving the CLT's stock.

7.3. **Annual Town meeting** in the Town Hall on Monday 11th April. Noted 3 minute slot for CLT presentation. **Action: Ian P**

7.4. **Possible RTB income available from SDC .** Steve noted that up to £240K was unspent and SDC wished to avoid having to transfer the funds to the Govt. Agreed that CLT would welcome financial support for its projects, say, purchasing completed homes at Pike Lane. **Action: Steve** to explore further.

8. CLT Calendar for 2016. Agreed with April Board meeting moved to 4th April.

14th March. Board meeting. Apologies - Liz.

4th April. Board meeting - Planning for the AGM

11th April - Annual Town meeting in the Town Hall. Noted 3 minute slot for CLT presentation.

Action: Ian P.

9th May. Board meeting - Planning for the referendum

13th June. Board Meeting.

AGM date to be confirmed.

11th July. Board meeting.

26th July Vote Registration Deadline

27th July Postal Vote Application deadline.

27th July or soon after. SDC sends out postal voting slips.

8th August. Board meeting.

11th August - Referendum Day.

12th September. Board meeting.

10th October. Board meeting.

14th November. Board meeting.

12th December. Board meeting.

2017 February Application to Midcounties Co-op for £2000.

Ian Crawley/10 February 2016

Annex 1: Nailsworth CLT – Project Support Grant cost schedule pre 31st March 2016

Type of activity	Supplier	Cost	Start date	End date
Engineer fees	Craddys	£2,500 + VAT	February 2016	March 2016
Arboricultural Impact Assessment	Middlemarch Environmental	£650 + VAT	February 2016	March 2016
Arboricultural Method Statement	Middlemarch Environmental	£700 + VAT	February 2016	March 2016
Badger survey	Middlemarch Environmental	£480+ VAT	February 2016	March 2016

Outstanding Tasks by Board meeting date and responsible Director(s).

14th December 2015

Setting up a bank account. Mike, replacing Ian C.

Complete contacts list. Ian C

Updating the website including the Minutes and the Q&A. Jonathan/Ian C

Reviewing Policy requirements, in the context of the Model Rules. Ian P/Ian C

Finalise Membership Policy. Ian

Finalise Financial Policy and Procedures Statement. Jonathan/Ian C

Arrange Local Allocations Policy and implementation discussion Ian C

Rule Amendments - to bring to future Board meeting formal decision to seek rule amendments so that Board members do not lose CLT membership as well if they resign from the Board; and that CLT members can miss more than two consecutive AGMs. Ian C

23 December 2015

Visits to completed Aster Homes developments . Karl

4th January 2016

Updating Membership List. Board members to be allocated addresses to visit and seek email addresses. Jonathan.

CLT members to be invited to the Board meeting in March to be involved in planning for the referendum. Jonathan/Ian

Agendas and reports to be able to be placed on the website by authors. Jonathan.

8 February 2016.

Application for £4330 plus VAT to Locality. Ian