

**Minutes of the Nailsworth Community Land Trust Board meeting held at 7pm on Monday 14th November 2016** in the Council Chamber, Town Hall, Old Bristol Road, Nailsworth, Glos. GL6 0JF

**Present:** Liz Frances, Ian Potts, Ian Crawley, Steve Robinson , Keith Angus.

**Items**

**1. Apologies:** Wendy Gerard, Jonathan Duckworth, Mike Levett.

**2. Minutes of the Board meeting held on 10th October 2016** agreed.

**Action:** Jonathan to place on the website.

**3. Matters arising not on the agenda.** There were none.

**4. Lawnside**

**4.1. Legal Matters.**

a) Noted appointment of Paul Butterworth of TLT Bristol offices as the CLT's solicitor.

b) Noted draft lease will need to have added the buyback clause and the RTB exemption clause.

**Action:** Ian P/Ian C.

**4.2. Development Funding.**

Noted Aster Homes had provided the confidential financial appraisal, which showed the viability gap had increased from £200K ( for which HCA grant was assumed) to £500K due to a 25% increase in build costs and other increases.

**Next Steps agreed as:**

a) Await Government's Autumn Statement and clarification on the availability of funds from the £60m for community-led housing. PS: Grants likely to be made available through local authorities, therefore meeting required with SDC Leader.

b) Seek AH Investment Panel decision to fully fund development.

c) Seek meeting with SDC Leader to obtain gap funding from RTB receipts.

d) If any gap remains seek AH Foundation grant.

e) If AH chooses not to proceed due to size of unfilled gap, NCLT to approach banks and Resonance Fund directly.

**4.3. Employers Requirements** ( previously circulated from Aster Homes) Noted as being no more than a list rather than a specification for the new homes, probably because the contract would be let on a design and build basis with the contractor bringing their own architect to do the detailed designs. Previous discussion had highlighted need for clarification on the finish of ground floor rooms, polished concrete. **Action:** Ian C to clarify. Board interested in wood cladding for all or upper floors. Costing required . **Action:** Ian P to raise with gcparchitects.

**4.4. Visiting Completed AH/CLT developments in Dorset.** **Action:** Ian C to seek date(s) from Karl.

**5. Finances.** Noted Jonathan paying £60 annual FCA fee. **Action:** Jonathan to confirm all NTC grant transferred in to CLT account.

**6. Other Development Possibilities.**

**6.1. Ringfield Close SDC garage site.** On the basis that this has been confirmed by SDC as available for development, it was agreed that the CLT should formally register an interest. **Action:** Ian C to draft letter.

**6.2. Pike Lane.** No further communication from Newland Homes. **Action:** Ian C to chase.

**6.3. New Lawn** . No news. PS: Daniel Shoesmith of Ecotricity emailed on 14 Nov. stating "We are in the process of finalising and running the viability of various options that came forward during our consultation events back in September. Following this we will look to come back to the CLT. The current programme is to finalise the application for submission before the end of the calendar year"

**7. Any Other Business.** There was none.

**8. Dates of Board meetings.** The following second Mondays in every month were agreed: 12/12, 9/1, 13/2, 13/3,10/4, 8/5, 12/6, 10/7, 14/8, 11/9, 9/10, 13/11, 11/12. **Action: All to diary.**

Author: Ian Crawley/Board Secretary/17th November 2016.