

## DRAFT

**Minutes of the Nailsworth Community Land Trust Board meeting held at 7pm on Monday 11th September 2017** in the Council Chamber, Town Hall, Old Bristol Road, Nailsworth, Glos. GL6 0JF

**Present:** Mike Levett ( in the chair), Ian Crawley , Steve Robinson, Keith Angus, Wendy Gerard, Elizabeth Francis.

### Items

- 1. Apologies:** Jonathan Duckworth, Ian Potts.
- 2. Minutes of the Board meeting held on 10th July 2017** agreed and signed by Keith Angus.  
**Action:** Jonathan to place on the website.
- 3. Matters arising not on the agenda.** There were none.

### 4. Lawnside

**4.1. Legal Matters.** Noted that subject to approval by the Aster Investment Panel on 20th September, restrictive covenants would be acceptable to Aster rather than an overage clause, as sought latterly by SDC. This should enable all the legal documents to be signed off soon afterwards. The Board expressed concern at the apparent ultimatum by SDC ( Alison Fisk) when the Board had not received any correspondence from SDC directly or via Aster Homes or their solicitors in respect of the overage clause for discussion or agreement.

#### **Actions agreed:**

- \* **Steve to confirm CLT agreement to the new approach to SDC Leader on Tuesday am.**
- \* **Board Chair to confirm in writing to SDC ( Alison Fisk), copied to Board.**
- \* **Secretary to seek copy of report to the Aster Investment Panel for distribution to the Board.**

**4.2. Project Costs & Specification.** Noted that Karl had confirmed current estimate of £2150 per sq m construction cost and that approx. £70 per unit was to be sought from the HCA. The Board expressed concern at the high cost and wished to understand the basis for the estimate, and be involved in a meeting with the contactor with their architect and QS to review the specification and the cost . the Board also expressed an interest in visiting recent E.G.Cater completed affordable homes to understand the specification and cost better. **Action: Secretary** to contact Karl to arrange that meeting either for 9th October or at another date.

#### **4.3. Programme.** Next steps noted as:

- \* Aster to seek HCA grant per home.
- \* Board to meet with Aster and contractor to review costs and specification.
- \* Aster Investment Panel approval to enter into a contract based on an agreed contract sum.
- \* Potential groundworks on site before Christmas.

### 5. Other Development Possibilities.

**5.1. Park Road/Ringfield Close SDC sites.** Consideration of the 21st June reply from the SDC Leader and whether the Board formally confirms its interest to SDC in one or both of the sites, deferred.

**5.2. Nupend Farm .** Noted that there had been no meeting with Gloucester City Homes for Horsley PC/CLT SG representatives to explore a possible involvement in the five affordable homes.

**Action: Secretary** to seek further information .

**6. Finances.** No financial report made. **Action: Jonathan** to produce Statements for the years ending 31st March 2016 and 2017 for submission to and approval by the AGM.

**7. AGM.**

**7.1.** Draft invitation and agenda to be re-circulated for comment. **Action: Ian.**

**7.2.** Promotion. **Action: Jonathan** to publicise in the Nailsworth News and send invitation to all CLT members.

**7.3.** Agreed to hold the AGM in the Council Chamber without refreshments.

**10. Dates of Board meetings.**

**Next Board meeting Monday 9th October 2017 following the 7pm AGM.**

The following second Mondays in every month were agreed:

13/11, 11/12. **Action: All to diary.**

**Author:** Ian Crawley/Board Secretary/12th September 2017.

Signed

Ian Potts

Chair, Nailsworth CLT

**Outstanding Matters.**

\* Jonathan and Ian to meet to update the website, particularly the Q&A. **Action: Jonathan & Ian C.**

\* Receipt of conformation from the FCA that the revised rule changes have been accepted.

**Action: Ian C to check.**