

Minutes of the NCLT Board meeting held on Monday 12th October 2020 via Zoom

Present: Wendy Gerard, Steve Robinson, Ian Potts (Chair), Keith Angus, Ian Crawley(Secretary), Kevin Hibbs, Carl Ranscombe, Jonathan Duckworth, Elizabeth Francis.

Items.

1. Apologies. There were none.

2. Declarations of Interest. There were none.

3. Minutes of the previous Board meeting held on 14th September 2020 via Zoom. Agreed.

Action: Secretary to send to Jonathan for publication on the website.

4. Matters Arising.

4.1. Poorly repaired wall at Valley View. Kevin still to visit and report on action.

4.2. Collapsed wall on adjacent property at Valley View. Kevin pursuing with Aster Homes.

4.3. Tenant Questionnaire. Aster Homes email received 16th September circulated during the meeting. **Action: Wendy** to review and take up any issues direct with Sam.

5. Valley View, Lawnside . No other matters.

6. AGM Arrangements.

6.1. Agreed Ian P to manage Zoom and Kevin to chair. Action: Ian P and Kevin.

6.2. Board Membership and Roles. Noted Liz Odell and Robert Burford to be proposed for Board membership with Kevin as Acting Chair and Liz Odell as Treasurer. **Action: Secretary to revise Invitation & Agenda and pass to Jonathan for publicity.**

6.3. Proxy Voting. Noted 24 required for quorum; two received to date; of 240 members, 150 have provided email addresses and only 49% have opened the notification email about the AGM . Work required on maximising contact information. Karl and Secretary offered to assist through visiting CLT members. Agreed aim for 20 proxies. **Action: All to encourage CLT members to be part of the AGM or provide a proxy for the meeting chair. .**

6.4. Annual Report. Action: All to comment to Chair; Chair to finalise.

7. Communications.

7.1. Digital communications. Approach presented by Karl agreed. **Action : Karl** to proceed.

7.2. GlosHub Video on the Valley View scheme. Awaiting Aster approval .

8. Other Potential CLT Projects.

8.1. Tetbury Lane.

Final report to SDC on topographical grant received. Agreed formal thanks to SDC for providing the grant. **Action: Secretary** to write to SDC and provide the report to the landowner.

8.2. Mortimer Rooms with Library and Civic Centre. NTC /GCC meeting confirmed.

8.3. SDC former garage site adjacent to number 62, Lawnside. Submission sent to SDC on 25th September. Response awaited. Secretary has written to Miller Howard to explore whether they are interested in pro-bono feasibility work. Agreed Keith to undertake initial study of what can be

accommodated on the site whilst meeting the National Design Space Standards. Noted that Homes England willing to accept 80% compliance. **Action: Keith.**

8.4. Land west of Bunting Way. Noted site sold after the auction. No further action by the CLT.

8.5. The Arcade, 21 Market Street. Site considered unsuitable for CLT development due to hidden costs of retaining wall and inadequate site depth. Noted a larger site for redevelopment including the Bath Road properties to the rear, had more potential. **Action: Secretary** to register CLT interest with the agent, Perry Bishop.

9. Finances.

9.1. Bank Balance. The Treasurer confirmed there is £2476.13 in the bank ; there had been no transactions since April.

9.2. Annual Accounts for the AGM . These were shown on screen at the meeting and agreed.

9. AOB

9.1. Business Plan. Secretary noted this was adopted 15th August 2015 and needed updating. Agreed revised Business Plan to December meeting. **Action: Secretary** to draft.

10. Next meetings: Monday 9th November. AGM at 7pm. Board meeting subsequently.

Author: Ian Crawley/Secretary/14th October 2020.