

## Minutes of the NCLT Board meeting held on Monday 8th February 2021 via Zoom

**Present:** Wendy Gerard, Keith Angus, Ian Crawley( Secretary), Kevin Hibbs (Chair) , Carl Ranscombe, Jonathan Duckworth, Liz Odell, Robert Burford, Ryan Astley.

### Items

**1. Apologies.** Steve Robinson, Elizabeth Francis.

**2. Declarations of Interest.** An updated form was circulated by email on 26th January for completion by each Board member. **Action: For those still to complete and return the form to the Secretary. There were no declarations at the meeting.**

**3. Minutes of the Board Meeting held on 11th January** via Zoom agreed. **Action: Secretary** to send pdf to Carl.

### 4. Matters arising not on the Agenda.

The Secretary reported that:

\* **No.4, Valley View reletting.** A one bed flat became vacant on 20/12/20 due to the death of the tenant and was relet from 8/1/21 at a rent of £103.56 per week.

\* **Valley View Tenant Questionnaire.** At the second time of asking there had been one response.

\* **The Arcade, Market Street.** Priced at £250K. Not sold to date. The agent reported that two potential purchasers were in negotiation. Liz noted that she had met a representative of Whichwood Estates at the site. They stated they were exploring building three homes with underground car parking.

\* **Housing Needs Survey.** This was currently being written up by GRCC, who had been commissioned by SDC. There was no timetable for publication.

### 5. Potential CLT Projects

**5.1. Mortimer Rooms with Library and Civic Centre.** Jonathan reported that the Town Council had held two working party meetings and agreed terms of reference for Council approval on 16th February, when they would be made public (**Action: Jonathan** to circulate); that membership would be no more than 12 and could include other parties as needed; that there would be no consultation until the Covid restrictions were relaxed, particularly to allow Nailsworth News and/or leaflet deliveries; and that two weekly meetings were planned. It was agreed that block drawings to show the scale and massing of what might be possible on site, which included nearby buildings, would be helpful for the public consultation. **Action: Keith.**

**5.2. SDC former garage site adjacent 62, Lawnside.** The Secretary confirmed the letter had been sent to SDC on 1st February: that he had approached GlosHub for the procedures for applying for a small grant; and had contacted Stroud preservation Trust to learn from their successful application to take on the Bisley Road Chapel from SDC.

The Board noted the draft pre-application letter and residual site valuations for the three development options circulated by Carl on 3rd February, and agreed that the next step was to establish what the LPA would accept. **Action: Secretary** to confirm with SDC the LPA contact.

### 6. NCLT Business Plan.

**Adopted**, subject to clarifying the intentions in para. 4.2. in respect of the quality of design, decarbonising and wholelife costing; and confirming in the document that it would be reviewed annually in February. Noted that the five year budget and risk register remained to be added.

**Action: Secretary** to finalise for publication on the website.

## **7. Communications.**

**7.1. Logo.** Carl had emailed options earlier in the day. Noted that colour and B&W and large (e.g. letterhead) and small (e.g. website) versions required. Agreed that the words should be of the same size with prominence to 'community', if any. **Action: Carl** to circulate revised options.

**7.2. Website.** Jonathan reported the draft transfer to the new host Kualo had gone well. Agreed no new documents on the website until after the formal transfer commencing Friday 12th February. **Action: Secretary** to provide Carl with documents to be added to the website.

## **8. Finance.**

**8.1. Funds.** Jonathan reported there is £2368.35 in the bank.

**8.2. Financial Policies & Procedures.** **Action: Jonathan** to update document for electronic banking.

**8.3. Aster Ground Rent Payment.** Noted that an invoice was required by Aster.

**Action: Jonathan** to check if this is necessary.

**9. Membership.** Noted the next tasks after agreeing a logo were to produce a new membership leaflet and review the Membership List. Agreed the list would also be copied to the Secretary.

**Actions: Carl.**

## **10. Any Other Business.**

**10.1 Tetbury Lane Case Study.** **Approved** for publication on the website after one week for Board members to make any comments on the draft text. **Action: All to review text , then Secretary to finalise and send to Carl.**

**10.2. Relaunch of Community Housing Fund.** Noted announcement on 1st February £4m for England as revenue grant to CLH groups from 1st April welcomed; guidance awaited . **Agreed** that a response to the letter from the Housing Minister should be drafted to send to the MP setting out the need to remove the CRTBO requirement for urban schemes seeking to remove leasehold enfranchisement; and for the CHF capital grants for infrastructure and construction to also be renewed. **Action: Secretary** to circulate for comment.

**10.3. Government consultation on a proposed Right To Regenerate until 13th March.** **Agreed** that the CLT should formally comment including asking that the price of disposals was based on best value, rather than best price, considerations. **Action: Secretary** to circulate draft.

**11. Next Meeting.        7pm Monday 8th March 2021**

**Author: Ian Crawley/Secretary/9th February 2021.**