

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

Present: Wendy Gerard, Ian Crawley(Secretary), Kevin Hibbs (Chair) , Jonathan Duckworth, Liz Odell, Robert Burford, Ryan Astbury, Steve Robinson, Kim Massey.

Items

1. Apologies. Keith Angus, Carl Ranscombe, 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.**

The Secretary confirmed he was joining the Steering Group for a potential CLT and Co-op project based on Tickmorend House, Horsley and the 13.5 acres around it.

3. Welcome to Kim Massey who shared his Housing Association Board experience, including being Deputy Chair of Orbit HA with 60,000 homes in the Midlands and with Merlin (then Bromford) HA, based in Chipping Sodbury.

4. Minutes of the Board Meeting held on 8th February via Zoom agreed. **Action: Secretary** to send pdf to Carl to be placed on the website.

5. Matters arising not on the Agenda.

5.1. The Chair reported that he had held a site meeting on 3rd March with Sam Hale of Aster Homes, a tree surgeon and the owner of Quarry House, Fieldways. They had agreed works to be undertaken shortly and an annual trim. NB: The costs are met by Aster Homes.

5.2. The owner of Quarry House had asked to purchase the freehold of the land where the trees were located. The Secretary reminded the Board that there was an extant resolution not to sell any CLT land at Valley View. This was re-affirmed. **Action: Chair** to inform the owner.

5.3. The Chair noted that he and Sam Hale then went on to meet the owners of Cherry Trees, Seven Acres Road which backs on to the car park at Valley View and lies below it. They inspected the collapsed wall and Sam confirmed she would appoint a new consultant to review due diligence and the design of the construction of the car park.

6. Potential CLT Projects

6.1. Mortimer Rooms with Library and Civic Centre.

6.1.1. Jonathan reported that the Town Council had held two working party meetings in the last month. They had reviewed the Roger Evans Associates Urban Design Report of April 2008 and considered it was still relevant. This can be accessed via the following link:

https://www.nailsworthtowncouncil.gov.uk/files/7714/3327/0362/Evans_-_Nailsworth_Report_April_08.pdf

6.1.2. Consultation on the idea of redeveloping the Civic Centre Complex within the broader context of improving Old Market, would now be the subject of consultation by the Town Council beyond the Covid restrictions and the 6th May Local Elections.

6.2. SDC former garage site adjacent 62, Lawnside.

6.2.1. The Secretary confirmed a positive response from SDC to the CLT's continuing interest in purchasing the site, but no response had been received from either GlosHub or the Stroud Preservation Trust to enquiries. Both would be pursued. **Action: Secretary.**

6.2.2. In respect of the pre-application meeting with SDC Planning, the assumption was that no fee would be payable as it was for CLH. Confirmation of what SDC Housing would build on the site, as a

guide to the CLT, was awaited. A letter would then be sent to SDC planning seeking guidance, based on the work Carl and Keith had carried out. **Action: Secretary with Carl and Keith.**

6.2.3. Rob had explored, without prejudice, costs for a modular development of two 2 bed (84 sqm) homes with two off street spaces per home from Etopia Projects (UK) Ltd, for whom he acts as a consultant. The cost was £120K per house excluding land and site clearance. The Board welcomed this information as a guide to what could be achieved.

6.2.4. The Board agreed the context for this, or any other modular form of construction, was insurance and the willingness of a Registered Provider being willing to manage and maintain this type of property. It was agreed that initial explorations were required with prospective RPs as to their willingness to use modular forms and, if so, which types. **Action: Secretary.**

7. National CLT Network membership . Board agreed renewal at a cost of £150. **Action: Jonathan/Liz to pay.**

8. Insurance. The Secretary introduced the need for insurance, now direct development and contractual relationships were envisaged. The Board noted the information circulated and on the agenda, agreed the principle of purchasing this insurance and sought further information on the coverage and conditions, and use by CLTs who had carried out their own development. **Action: Secretary.**

9. Communications.

9.1. Website. Jonathan reported the draft transfer to the new host Kualo was held up by two issues. Firstly, the need to change the Board@ address to Boardxx@; secondly the need to update the website with the new logo and a document management system. **Action: Jonathan and Carl to complete this work and then add the outstanding documents from the Secretary.**

10. Finance.

10.1. Funds. Liz reported there is £2368.35 in the bank.

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

10.3. Aster Ground Rent Payment. Jonathan reported a Purchase Order had been received on 8th March from Aster. He would provide an invoice. **Action: Jonathan.**

11. Membership. Jonathan reported he was working on transferring the Mailchimp files to Carl. The Secretary confirmed there would then need to be a new membership leaflet and a reality check on the validity of the membership list.

12. Any Other Business.

12.1. Steve reported that Shortwood Church had been sold to the Scouts.

12.2. St Dominic's Catholic Primary School, Convent lane had closed. Whilst just outside the Town boundary it could be converted for residential. **Action: Secretary** to explore what was happening with the building and site.

13. Next Meeting. 7pm Monday 12th April 2021

Author: Ian Crawley/Secretary/10th March 2021.