

Minutes of the NCLT Board meeting held on Monday 12th April 2021 via Zoom

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

Items

1. Apologies. Ryan Astbury, 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 no longer involved in the Tickmorend House Project as it was not viable.

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

4. Matters arising not on the Agenda.

4.1. Valley View tree surgery not proceeding due to magpies nesting.

4.2. Chair had called at Quarry House to inform them the CLT would not be disposing of any land at Valley View but they were out. He would try again. **Action: Chair** to inform the owner.

4.3. The Chair noted that Aster Homes had appointed a consultant to review the boundary issue with Cherry Trees, Severn Acres Road .

6. Potential CLT Projects

6.1. Mortimer Rooms with Library and Civic Centre. Jonathan reported consultation would be arranged after the 6th May local Elections.

6.2. SDC former garage site adjacent 62, Lawnside.

6.2.1. Pre-application planning submission. The Secretary noted a draft was in circulation with Carl and Keith. It was agreed this should be finalised with two options which were SDC policy and guidance compliant for internal space standards and seek LPA advice on these , building form and scale, building line and external finish. (in the context that the CLT wished to have maximum flexibility) . Noted that scaffolding around the adjacent Council properties as they are being rendered. Agreed seek a site meeting at a cost of £123.

Action: Secretary to finalise submission with Carl and Keith and submit to SDC.

6.2.2. Housing Needs Survey. Awaited from GRCC. **Action: Secretary** to seek timetable.

6.2.3. Board Expertise/Experience. The Secretary noted the addition of Ryan and Kim adding accountancy and HA experience, which had been lacking. Agreed 2 or 3 line notes on each Board member to be included with letter to SDC. **Action: All** to provide to Secretary.

6.2.4. Financing the Scheme. The Secretary outlined possible sources (note to be circulated) and highlighted the potential for a CHF revenue grant (from the recently announced £4m) to fund getting the scheme to a CTRBO referendum; and a mortgage, say Ecology BS for 60 to 70% with a Homes England or SDC grant for the remainder to fund construction. Any HE funds could only be applied for by a Registered Provider, so the CLT would have to seek a development partner willing to provide this service. Agreed that the budget to get to referendum should be drawn up.

Action: Kevin to talk to Quattro, architects.

Action: Secretary to circulate CHF prospectus, when published and a draft application for the CLT to apply for revenue grant to get the scheme to a referendum.

6.2.5. Preparing a Business Case. The Secretary noted the need to progress this.

Action: Secretary to talk to Ecology Building Society about what loan funds might be available and their conditions and business case requirements

6.2.6. Communications with SDC Asset Management. Agreed to provide a detailed letter to SDC setting out the further work underway with the intention of securing the freehold disposal of the site to the CLT. **Action: Secretary** to circulate draft.

6.2.7. A Modular Approach. The Secretary confirmed that Aster Homes would be willing to manage and maintain a modular scheme, and had no specific approach they favoured.

6.3. Normal Planning Route or CRTBO with referendum ?

The Secretary noted that the CLT had always been committed to providing rented homes in perpetuity. This requires the removal of leasehold enfranchisement, which allows tenants the right to purchase their rented home. This is known legally as the right to buy for LA homes and the right to acquire for HA homes. The CLT could avoid leasehold enfranchisement under current legislation by developing and renting privately. This would, however, exclude the CLT from the sources of revenue and capital funding available to community led housing and from the more favourable planning consideration given to affordable housing.

The CLT could choose the normal planning route to save time (approx. 15 months) ; cost (of the CRTBO submission and the referendum) ; and the avoid the uncertainty of a referendum decision. However, that would leave the CLT open to the tenants seeking to purchase the freehold of their homes. There are urban CLTs willing to risk this position and none have yet been challenged by tenants wishing to purchase the freehold. The Tenancy Agreements could make clear that this would not be allowed, but it is an uncertain legal area.

7. Communications.

7.1. Website. Jonathan reported that the documents had all been transferred from the old website. Outstanding documents now needed to be added. **Action: Secretary** to provide to Carl. Following discussion it was agreed to add pages for Projects , a Call for Land and Board Membership. **Action: Secretary** to provide copy.

7.2. Logo. Agreed as circulated by Carl in the email of 12th April, with variations appropriate to different documents/circumstances.

7.3. Brochure. Pending, with decision as to whether this includes the new membership form.

8. Finance.

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

9. Membership.

9.1. List. Jonathan reported that the password protected Excel Spreadsheet containing the Members database had been transferred to Carl. There is also a copy of this file as a back-up in a private part of the web server. **Action: Carl and Steve** to check the validity of the list and update electronic information. The Board thanked Jonathan for all his work on this.

9.2. Form. Draft circulated by Carl agreed with the following changes:

- * Removal of membership number and offer of a certificate
- * Addition of Civic Centre address
- * Addition of BACS information for direct payment of the £1.
- * Remove need for signature.

Action: Carl.

10. Any Other Business.

10.1. Nailsworth Town Council . Jonathan noted that for the 11 Town Council seats, there had been nine candidates. There would not, therefore be an election and there remained two vacancies.

13. Next Meeting. 7pm Monday 10th May 2021

Meeting closed 8.45pm

Author: Ian Crawley/Secretary/15th April 2021.