



**Nailsworth Community Land Trust (NCLT)
Board Meeting Minutes
Monday 5th August 2024
Café, Sub Rooms, Bath Road, Nailsworth
Prepared By Ian Crawley, Secretary**

Present: Colin Smith (Chair), Ian Crawley (Secretary), Keith Angus (Treasurer), Carl Ranscombe, Mark Mitchard, Cllr. Steve Robinson (GCC, SDC and NTC), Julian Dennis (NTC)

Items

1. Apologies. Jonathan Duckworth.

2. Welcome to Julian Dennis, as new NTC representative

3. Declarations of Interest. Carl declared a non-pecuniary interest in The New Lawn site through being Project Manager for this site for Ecotricity.

4. Minutes of the Board Meeting held on 3rd June 2024 at the Sub Rooms. Agreed.

Action: Ian to send pdf to Carl to be placed on the website.

5. Open Actions/Items Now Due. All completed where not overtaken by events or repeated below. Outstanding actions now noted at end of minutes.

5.1. Stroud Valleys Common Ownership Event 19th May. No attendance from NCLT. No report of event provided. **Action: Ian** to maintain watching brief.

6. Governance

6.1. Becoming a Charitable CBS.

After reviewing the Model Rules, it was agreed:

A2.2. The CLT could operate in a wider area than the parish of Nailsworth;

A3. Additional clauses which cover growing/open space/woodland and community energy should be added. **Action: Ian** to draft.

C5. The Board needed to consider whether to issue a formal share certificate. **Action: Ian** to check with CLTN and schedule for future Board meeting.

C10. The SDC and NTC nominations to the Board need to be in confirmed in writing to the Secretary. **Action: Steve and Julian** to arrange.

C12. The Membership Policy will need to be redrafted. **Action: Ian** to draft for future Board meeting.

C15.8. Noted the Board will need to formally ratify Board memberships beyond the specified period of years.

D14.2. Question of why clause requires a non-retiring Board member to be nominated each AGM? **Action: Ian** to explore.

D27. Noted requirement for minimum of three Board meetings a year, with 7 days' notice.

D29.2. A statement of the current obligations of Board members to the board and the CLT is required. **Action: Ian** to seek clarification from CLTN.

D29.3. Board Membership Policy will need to be redrafted. **Action: Ian** to draft.

E5. Chair's Responsibilities. **Action: Ian** to draft.

E7. Secretary's responsibilities. **Action: Ian** to draft.

G6. File of key docs. To be kept at Registered Office (the Civic Centre). This covers a Register of Members, including their dates of registration; a Register of Board members contact details; the Rules; and the current Balance Sheet. **Action: Ian** to clarify with CLTN whether current CBS members have to re-register for the charitable CBS? and arrange for the documentation to be put in place.

G6. Requirement for public display plate of the Charitable CBS's registered office. **Action: Julian** to establish NTC OK with this.

And that the model rules, subject to the changes proposed being accepted by CLTN, be presented to the AGM for formal approval, after notifying all CBS members. **Action: Ian** to establish.

6.2. Trustees. Noted need for two trustees in addition to the three officers, excluding the SDC and NTC representatives.

6.3. Website. Carl noted that the last two meetings' minutes were to be added. **Action: Ian** to provide as pdfs.

6.4. Finances. Keith reported the end of year balance was £6901.98, with a payment due for room hire. Noted a sum of £2000 ground rent for Valley View plus inflation and interest was overdue from Aster Homes. **Action: Ian** to chase.

6.5. Annual FCA Submission. Tabled and signed. **Action: Keith** to submit.

6.6. Annual Timeline (previously circulated in draft). Agreed with updating for the bi-monthly meetings and the AGM date. **Action: Ian.**

6.7. AGM. Agreed for Tuesday 8th October. **Action: Ian** to arrange speaker(s); hall booking; publicity; and invitation. PS: Sawyer Hall booked from 7.30 to 9.30

7. Valley View.

7.1. Noted a broken window had recently been fixed promptly, in the same property as previously.

7.2. Potential retro-fitting with solar panels. Noted Ian seeking a response.

7.3. Steve reported scaffolding at rear and over roof of a house. **Action: Ian** to write to Aster seeking information on works underway.

7.4 Steve reported that the grounds maintenance was up to date.

8. Potential Development Site Update

8.1. Forest Green Favoured Site Update. Noted the new Government intended to re-instate the compulsory housing targets and would be consulting on revisions to the National Planning Policy

Framework. PS: Steve confirmed that new housing targets will not apply to the current Local Plan in preparation.

8.1.1. Noted Ian was meeting the SDC Head of Strategic Planning on 4th September and would raise the issue of the Favoured Site. **Action: Ian.**

8.1.2. Agreed to proceed with a letter to the landowner's agents. **Action: Carl** to provide contact details.

8.2. **The New Lawn.** Agreed that previously circulated revised submission to be finalised and sent to Ecotricity. **Action: Ian and Colin.**

8.3. **Old Market Civic Centre Complex.** Noted awaiting information from NTC as to how the CLT could be involved, now the Civic Centre WP had been revived

Action: Ian to revise sources of funding note and seek meeting with NTC.

8.4. **Priority Sites from the April 2023 Site identification Exercise** following the meeting with SDC planners. **Action: Ian** and Colin to finalise and send letters to the landowners.

9. Campaigning.

9.1. **National CLT Conference**, Church House, Westminster Friday 21st June. **Action: Ian** to circulate notes.

9.2. **MP.** Noted responses received from prospective candidates. Agreed new MP, Simon Opher to be invited to the AGM or a Board meeting if date not suitable. **Action: Ian.**

9.3. **SDC.** Noted paper Ian has circulated on the role local authorities can play in promoting and supporting local CLTs.

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10. Any Other Business.

Noted Carl's circulation by email on 8th April the proposals for Collaton Park in South Hams, Devon involving a CLT/private developer partnership

11. Next Meetings.

Tuesday 8 October Sawyer Hall 7.30 pm AGM, followed by a Board meeting: 2 December (7pm).

PS: Jae Cotterell of Ph15 architects will be presenting about **AFFORDABLE NEW HOUSING & NET ZERO**

Outstanding Actions:

Ian to provide draft Risk Assessment for a NCLT only development when required.