

**Notes of Tenth Meeting of the NCLT SG.  
Town Hall Monday 15th September 2014.**

**Present:** Ian Potts (Chair), Jonathan Duckworth, Heather Davis, Sally Millet, Joyce Affleck, Bill Affleck, Wendy Gerard, William Duckworth, Robert Burford.

**Plus:** Ian Crawley - CLT Technical Advisor and Acting Secretary

**Apologies:** Steve Robinson, Mike Levett, Sue Levett.

**Items**

**1. Notes of the meeting held on 11st August 2014 agreed.**

**2. Matters Arising not on the agenda.**

**a) National CLT Fund** has awarded the SG £1000 to prepare a Business Plan through employing GLP. The application was commended.

**b) Quattro plans** have been fed into the Aster financial model and will be presented to Andy Nash of SDC at the meeting at 2pm on Monday 23 Sept. in the Town Hall. Discussion around ways of reducing costs and increasing value, including by adding further accommodation, reducing the specification and through different building techniques.

**c) SDC Land.** Ian noted that Andy Nash had asked for the arguments in favour of transferring the land at little or no cost to the NCLT for affordable housing and had been sent the following:

\* CLT/Aster route delivers affordable homes through funding that would not otherwise be available to SDC or the District.

\* These affordable homes will be available to rent in perpetuity, subject to a simple majority in a referendum to remove leasehold enfranchisement.

\* Open market disposal would not necessarily deliver any affordable homes or indeed any new homes at all, as the new land owner could sit on site. SDC could seek to dispose of site on the basis of a building license, but any financial return for SDC would be adversely affected by the inevitable lower disposal price. Additionally, too often we hear of cases where the private sector builder or speculator has bought a site in the mistaken belief as to what they could build on it or the level of profit achievable, and found that hope value unachievable. The result is no action, whilst waiting for a market upturn or for a more gullible buyer ! Such a situation would be embarrassing for SDC and many in the Nailsworth community would see everyday the Council's mistake.

\* Nailsworth CLT, with over 200 members, provides genuine opportunity for SDC to support, and be seen to support, localism in a very practical way.

\* Nailsworth CLT/Aster Homes partnership, with Aster bringing expertise and funding offers eight (?) new affordable homes in Nailsworth far quicker than any other route, potentially for occupation in summer 2016.

\* Nailsworth CLT/Aster Homes partnership can provide a template which can be replicated in other Stroud District communities to deliver affordable housing where it is needed, but would not otherwise be provided.

Ian anticipated these arguments would go into the officer's report to be considered by the SDC Housing Forum on 15th October and the Housing Committee on 28th October.

**d) Meeting with SDC Head of Planning, Phil Skill** at Ebley Mill at 10am on Friday 26th Sept to discuss the alternatives of the Community Right Build Order or the normal planning application route, in the context of a referendum being required anyway to seek removal of leasehold enfranchisement. The target was to have the referendum along with the May 2015 elections.

**e) Interest from Local Architects.** Ian C reported that from the eight written to on August 8th, four had replied as interested in being involved in the formal selection process to commence after (and subject to) to decision of SDC Housing Committee on Oct. 28th.

## **2. Business Planning.**

Ian introduced the need for a Business Plan which covered the SG and then NCLT up to the occupation of homes, and then for say 5 years beyond. A BP now would guide the SG and the CLT membership through the next year and cover the key issues of vision, costs, funding and risks. The preparation of the BP and the key milestones within it would also give SDC a clear confirmation of the SG's credibility.

**a) Vision.**

**b) Governance.**

We want a flexible governance model which has broad aspirations, for example, promotion of the social, economic and environmental well-being of the residents. We want our memorandum and articles of association to allow the widest range of activities. We see a timetable which involves achieving legal status by 31 January; having Director nominations from the membership, elections and the first formal Board in place by April; with the first Annual Meeting in May/June.

**c) Skills/Training.**

Ian P confirmed he was designing a skills audit and that we would need people with legal and financial backgrounds on the CLT Board. This would inform a training programme for which grant could be obtained. The need for secretarial assistance to organise the meetings and paperwork was discussed, through voluntary or more likely, through a payment per hour to a self-employed person.

**d) Information/Learning..**

We will need an updated Housing Needs Survey in, say 2017. There are grants available from the national CLT Fund to pay for visits to other CLTs to see what they have achieved and talk to them.

**e) Communications.**

Noted wide range of methods to be used including regular articles in the Nailsworth News, the website, a stall in Old Market/outside Morrisons and general meetings.

**f) Risks and Mitigation.**

Legal Documents - obtaining legal advice.

Governance, especially change over from SG to Board - timely training.

The legal responsibilities of Directors - obtaining training.

Securing land for housing development - site searches, advertising, effective negotiations.

Partnership working - having memoranda of understanding and Heads of Terms documents in place; and regularly reviewing the mutually agreed objectives.

Funding - effective applications based on costed and programmed tasks.

Financial Liabilities - maximum of £1 for each member; for Directors, limited by nature and extent of direct contractual commitments and evidence of Directors acting responsibly.

Acceptability of the development proposal - effective repeated public consultation with evidence of views having been taken into account; open approach of architects; willingness of SG members to be actively involved in engaging with public.

Referendum - sound project proposal, effective and repeated public consultation and clear messages. **Action: Ian C to draft Business Plan.**

### **3. Timetable.**

- a) Article in October edition of Nailsworth News. **Action: Ian C/Bill.**
- b) Article/notification in December edition of NN for public meeting on Monday 8th December in the Town Hall for the Steering group to update members on what has been achieved and what is planned. **Action: Jonathan** to book hall.
- c) Overall timetable to be prepared. **Action: Ian/Sarah Knight** of Aster Homes.

### **4. AOB**

- a) Wendy noted that the Quaker Housing Trust provided grants and tabled a leaflet.
- b) Ian C announced a public presentation by Karl Hine of Aster Homes on their experience with working with local CLTs at 7.30 pm on Tuesday 21st October in the Mortimer Rooms, Old Market. This would be preceded at 6.30pm by the AGM of Gloucestershire Land For People - the county's umbrella CLT, with drinks at 7pm.

### **5. Next Meetings (at 7pm in the Council Chamber)**

20th October

17th November

8th December (Public Meeting downstairs in the Town Hall).

### **Circulation.**

Steering Group Members.

SDC Nailsworth Councillors.

Aster Homes - Karl Hine, Sarah Knight.

SDC -Andy Nash

**Author:** Ian Crawley/GLP/16th September 2014.