



NADDER COMMUNITY LAND TRUST LTD

MINUTES of the Nadder Community Land Trust Board Meeting #8

Monday 7th March, 2022
via the online Zoom platform

<https://us02web.zoom.us/j/5926922845?pwd=dUtUSIF6N1huMEN0eEMvODd3bkVHUT09>

Members Present:

Ione Lacey
Gerry Murray
Clyde Whittaker

1. Notice of Meeting

- The meeting commenced at 09:30. Those present, comprising more than three quarters of board members, unanimously agreed to conduct the meeting in accordance with Rule D27.

2. Chair for the Meeting

- Gerry Murray, Chair of Nadder Community Land Trust Ltd. ("NCLT") took the chair.

3. Quorum

- The Chair confirmed that the meeting was quorate, three board members being present in accordance with Rule D15.

4. Conflicts of Interest

- In accordance with Conflict of Interest Policy paragraph 3.5, declarations of any Conflict of Interest were sought on matters set out in the Agenda. No Conflicts were declared.

5. Minutes of Board Meeting held on 17th November, 2021

- The draft minutes, circulated previously were unanimously APPROVED and it was agreed that a version of the minutes excluding any commercially confidential or personal data be submitted for publication.

6. Policies and Procedures

- Following a proposal from Gerry Murray, seconded by Lone Lacey, it was RESOLVED unanimously to approve and publish the following policy, to take effect immediately, replacing the previous version:
 - i. Financial Control Policy, Edition 2, dated 1st March 2022

7. Former Sports Centre Site – Planning Application PL/2021/00855

- Board Members considered Planning Application PL/2022/00855 dealing with demolition of former sports centre (class E(d)) and its redevelopment to form 13 no. dwellings (class C3) and associated works at Tisbury Sports Centre, Weaveland Road, TISBURY, SP3 6HJ. Board Members noted:
 - i. that Stone Circle Development Company Ltd., (“SCDC”), the company controlled by Wiltshire Council which submitted the application, had indicated its intention to work in partnership with Nadder Community Land Trust (“NCLT”) to bring forward this development, including the transfer the freehold of six affordable homes to NCLT at the sum of £1 for the benefit of Tisbury’s community;
 - ii. that the submitted plans reflected feedback from two community engagement exercises conducted by Nadder Community Land Trust in September and December 2021, which had indicated strong support for Stone Circle’s proposal.
- During discussion, considerable support was expressed for Stone Circle’s partnership proposal as set out above, although it was noted that this had had not yet been expressed formally through a memorandum of understanding, partnership agreement or heads of terms and was not referred to in the planning application itself.
- Board Members recognised that the lack a written expression of SCDC’s intentions might lead to uncertainty among those who had previously supported the scheme on this basis, whilst making it difficult to commit further public funds to the project. In this regard they noted the decision of Tisbury Parish Council on 1st March to defer a decision on this matter until a signed agreement between SCDC and Nadder Community Land Trust was forthcoming.
- Following a proposal from Gerry Murray, seconded by Lone Lacey, Board Members unanimously AGREED TO DEFER a decision to support the

above planning application until a written undertaking had been received from SCDC giving effect to their intentions as set out above.

8. Former Sports Centre Site – Stone Circle Development Company

- Following a proposal from Gerry Murray, seconded by Lone Lacey, it was RESOLVED unanimously to re-appoint Paul Mansbridge to act with delegated authority on behalf of the Board in all communications with SCDC on the following matters relating to the potential redevelopment of the former Sports Centre Site as set out above, in accordance with Rule D30 until agreed otherwise:
 - i. Appointment by SC of technical consultants, architects and contractors; and
 - ii. Preparation of the following for approval by the Board:
 - 1. Heads of Terms or equivalent;
 - 2. Construction Contract
 - 3. Terms of Appointment of the Management Company (to whom responsibility for shared services and common parts would be transferred); and
 - 4. Documents giving effect the transfer of title.

9. Former Sports Centre Site – partnership with a Registered Provider

- It was noted:
 - i. that community-led affordable housing delivered at the former Sports Centre site must by law be managed by a Registered Provider, accredited by Homes England; and
 - ii. that negotiations with White Horse Housing Association (“WHHA”) had resulted in development of a draft Heads of Terms under which affordable homes owned by Nadder Community Land Trust on the former Sports Centre Site would be transferred under a long lease to WHHA, would manage and allocate them on the basis of an agreed allocations policy.
- Following a proposal from Clyde Whittaker, seconded by Lone Lacey, it was RESOLVED unanimously to re-appoint Gerry Murray to act with delegated authority on behalf of the Board in all communications with WHHA on the following matters relating to the potential redevelopment of the former Sports Centre Site as set out above, in accordance with Rule D30 until agreed otherwise:
 - i. Preparation of the following for approval by the Board:
 - 1. Heads of Terms;
 - 2. Allocations Plan
 - 3. Lease Documents

10. Former Sports Centre Site – Community Housing Fund Revenue Grant

- It was noted that:

- i. the sum of £9,000, forming part of a grant from the Department for Levelling Up, Housing and Communities under the Community Housing Fund, Revenue Programme 2021-22, reference APP-00200 had been allocated to support legal and due diligence work by Nadder Community Land Trust in connection with the above project;
 - ii. under the terms of the grant such work must be complete by 31st March, but could not commence until a formal commitment was received from SCDC regarding their intention to transfer the six affordable units on to Nadder Community Land Trust as part of a community-led development;
 - iii. the Department for Levelling Up, Housing and Communities (“DLUHC”) had invited fund-holders whose projects had not progressed as planned to apply for a grant extension of 3 months, ending 30th June 2022 to complete work for which funding had been allocated; and
 - iv. at DLUHC’s request a draft Interim Progress report, previously circulated had been prepared for communication to DLUHC setting out the level to which Nadder Community Land Trust has achieved its funding objectives to date.
- Following a proposal from Clyde Whittaker, seconded by Gerry Murray, it was unanimously RESOLVED:
- i. to APPROVE the draft interim progress report previously circulated for submission to DLUHC; and
 - ii. to APPLY for a grant extension as set out above on the basis of the statement set out in Appendix [1].

11. Former Sports Centre Site – legal services

- Board Members unanimously agreed to DEFER until the next Board Meeting consideration of the proposal to approve expenditure on legal and due diligence work as set out in Agenda item 11.

12. Board Membership

- Board Members unanimously agreed to DEFER consideration of the future board membership and the appointment of a new Treasurer as set out in Agenda item 12 until the first Board Meeting after the next Annual General Meeting.

13. Close

- There being no further business, the meeting closed at 10:30

Clyde Whittaker
Secretary

Approved 14.03.22