



NADDER COMMUNITY LAND TRUST LTD

MINUTES of the Nadder Community Land Trust Board Meeting #8

Tuesday 5th October, 2021
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 16:30. 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 18th May, 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 (as prescribed by the General Data Protection Regulation) be submitted for publication.

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

- It was noted that Stone Circle Development Company Ltd (“SC”) remains keen to progress feasibility work to assess the viability of redeveloping the former Sports Centre Site (the “FSC site”) to deliver at least 50% affordable housing, leading to the submission of an application for planning consent in 2022.
- It was noted that any community-led affordable housing delivered at the FSC site must by law be managed by a Registered Provider, accredited by Homes England (an “RP”). Should Nadder Community Land Trust wish to promote community-led, affordable housing on the FSC Site, it must therefore establish a partnership with an RP for this purpose.
- Previous research, including discussions with one of the officers of Seend CLT and invitations to other RPs, had identified White Horse Housing Association (an existing RP) as a strong potential partnership candidate in view of its local connections and experience of working with community-led organisations.
- Following a proposal from Gerry Murray, seconded by Ione Lacey, it was RESOLVED unanimously to enter into exclusive negotiations with White Horse Housing Association (“WHHA”) for a period of 60 days from 5th October 2021 with a view to developing a draft Heads of Agreement, for approval by the Board, covering the long-term ownership and management of affordable homes on the FSC site in the event that a community-led project involving Nadder Community Land Trust is agreed.

7. Former Sports Centre Site – negotiation with Registered Provider

- It was noted that, as with negotiations currently taking place with SC, there is a need to ensure that communications with WHHA in respect of the FSC site are handled in a structured way, through a single NCLT representative.
- Following a proposal from Clyde Whittaker, seconded by Ione Lacey, it was RESOLVED unanimously to appoint Gerry Murray to act with delegated authority on behalf of the Board in accordance with Rule D30 and until agreed otherwise, as follows:

- i. to agree a draft Heads of Agreement relating to the FSC site and dealing (inter alia) with viability, deliverability, ownership, management and commercial terms for approval by the Board; and
- ii. to handle all communications with WHHA on these matters.

8. Close

- There being no further business, the meeting closed at 17:05

Clyde Whittaker
Secretary

Approved 17.11.21