

# Meeting minutes



**Meeting:** National CLT Network

**Meeting date:** 4 October 2011

**Location:** National Housing Federation South West, 101 Victoria Street, Bristol

**Present:** Andrew Williamson (Chair)                      Bob Paterson (Community Finance Solutions)  
Phil Rose (Foundation East)                      Rose Seagrief (Wiltshire CLT)  
David Brown (High Bickington Community Property Trust)                      Dave Smith (East London CLT)  
Alan Fox (Cornwall CLT)                      Martyn Evans (Carnegie UK Trust)  
Kirsty Tait (Carnegie UK Trust)  
Rob Hodgkinson (CLT Fund)

**Staff**                      Catherine Harrington (National CLT Network)  
Stephen Bull (Company Secretary)  
Stephanie Baxter (National CLT Network)

**Observers**                      Max Comfort (Gloucestershire Land for People)  
Ian Crawley (Gloucestershire Land for People)  
Dr Karl Dayson (University of Salford)  
David Graham (Lyvennet Community Housing)

**Apologies:**                      Cameron Watt (National Housing Federation)  
Pam Johns (Holsworthy Community Property Trust)  
Mike Perry (Plunkett Foundation)

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| Minute no | Action |
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| 1 | <b>Welcome and apologies</b><br><br>The chair welcomed everyone to the meeting, including the new co-optees to the Board. Apologies were received from Pam Johns, Mike Perry and Cameron Watt. The board introduced themselves. |
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The Chair introduced the observers at the meeting.

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| 2 | <b>Minutes of the National CLT Network Board and matters arising.</b> |
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The minutes of the meeting held on 31 May were agreed by the board as an accurate record.

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The Somerset and Devon work plan was circulated.

Discussion re appointment of Chair and Deputy Chair was postponed until the next meeting.

Stephen Bull noted that the Model Rules would be submitted to the FSA for registering within the following 10 days and once registered would be made available as part of the CLT Legal Toolkit on the Network website.

### 3 **Lyvennet Community Housing and Cashes Green CLT**

David Graham provided an update on the progress at Lyvennet Community Housing, noting that the CLT was gaining charitable status, properties had started to be built and the community pub had been refurbished by members of the community and was officially opened on 27 August.

Max Comfort outlined progress on Cashes Green CLT, noting it is a 70-80 unit development with 50/50% open market and affordable housing sales. They expect to be on site in January 2012 with the first phase occupied by 2013.

Updates were received from CLT members of the Board. Dave Smith noted that East London CLT were re submitting some figures for the St Clements site and hoped to hear by December 15<sup>th</sup>.

David Brown confirmed that High Bickington CPT was progressing well.

Wiltshire CLT held a well-attended launch event. Rose confirmed that they were working on two potential housing schemes including one with local charitable investment.

Cornwall CLT noted that they have completed 55 homes for sale to date.

Foundation East reported that things are progressing well with four counties in East Anglia with schemes emerging.

### 4 **CLT Handbook**

Catherine outlined the handbook summary chapters. A pdf version would be produced. The group discussed how best to ensure the handbook is widely disseminate and kept up to date, noting:

- A two stage document with a short

publication that put CLTs into context with an inspirational introduction and then the detailed resources available on line that could be updated may be a more appropriate option;

- Need to be aware of the intended audience;
- Handbook to include something on corporate governance.

Catherine thanked the group for their feedback and would work on some of the options suggested.

CH

## 5 **Funding and the CLT Community of Practice**

The group agreed to the direction of travel the paper proposed including the £315k funding from DCLG. It did, however, propose that the bid be increased and that the Network should start by approaching DCLG for funding to continue with the Network's current activities, as opposed to bidding to deliver the Community Rights support function.

Martyn Evans offered for Carnegie to work with the Network on putting a proposal to CLG, which would be drafted for the meeting of the CLT umbrellas at the next practitioners' event in Stroud, November.

## 6 **Lobbying activity**

The board noted the paper and copies of letters from the housing minister. It AGREED to discuss with Lord Best whether to persevere with lobbying on leasehold enfranchisement.

AW

### **National Planning Policy Framework**

The group decided against submitting a consultation response on the draft NPPF. The Network will prepare a response to the draft Neighbourhood Planning regulations.

The group were asked for additional areas to lobby and it was suggested that the Network should focus on the Olympic park site and to lobby the HCA to take a proactive role in including an element of community housing on all future housing schemes.

## 7 **Network Communications Strategy**

Catherine outlined the communications strategy proposals, which focus on raising the awareness of CLTs as well as communicating the resources available to groups and the work of the Network. The group AGREED to the strategy and to provide Catherine with case studies and examples to use in

All

media work.

**8 HCA held-back funding**

Rose Seagrief presented the paper on the HCA's held-back funding for community-led housing. The board noted that there were 8 criteria and not 11. It was noted that the HCA will publish the final guidance and criteria to access the funding at the end of October. It was confirmed that the funding is not gap funding but part of the AHP.

**9 Update on mortgage lending**

Bob Paterson updated on mortgage lending for shared equity and shared ownership properties. A building society hub is being formed to access appropriate mortgage lending products. CLTs are considered a risky investment therefore a 20% deposit for shared ownership is required. Shared equity is more attractive to CLTs at present.

There is an ambition to create a standard model acceptable to lenders and early discussions have been had with Nationwide Building Society. The Network is awaiting a response.

**10 Update on training and events**

Event on the 3<sup>rd</sup> October was very successful. There was one planned for the 19 October and the 2012 CLT Annual Conference has been set for 22 May 2012.

**11 Future meetings**

Next meeting to be arranged for 8 December 2011 in London.

**12 AOB**

Catherine asked the group to propose items for future meetings. There was no other business.

**Chair:** .....

**Date:** .....