

## **Minutes of the Nailsworth Community Land Trust Board meeting held on Monday 9th December 2019 at Nailsworth Town Hall Council Chamber (1st floor)**

**Present:** Board members - Elizabeth Francis (Chair), Keith Angus, Wendy Gerard, Jonathan Duckworth, Steve Robinson, Ian Crawley. In attendance - Carl Ranscombe, NCLT member.

### **Items**

**1. Apologies.** Kevin Hibbs, Ian Potts

**2. Minutes of the Board Meeting held on 11<sup>th</sup> November 2019. Agreed.**

**Action: Jonathan** to place on the website.

**3. Matters arising not on the Agenda.** There were none.

### **4. Lawnside. Outstanding items concerning the Lawnside development raised with Aster; responses as follows:**

**4.1. Overgrown outside planted spaces.** Wendy reported that there has been some tidying up. Aster has employed a sub-contractor who will be attending regularly. Agreed Board wished to know more detail about the contract and if there had been a sub-contractor visit to date. **Action: Wendy**

**4.2. Repairs required to lower car park boundary** to stop runoff into the adjacent private garden, after a stretch of wall in the neighbour's garden collapsed on 29th September. Wendy reported that Aster would now investigate with E.G.Carter and report back to the Board.

**4.3. Local Lettings Plan.** Wendy reported that Aster had confirmed it could be placed on the NCLT website. **Action: Ian** to seek clarification of Aster's statement that "the LLP does not need to be signed formally at this stage as this applied to the first lets and future lets are covered in the CRTBO detail regarding local connections." and what document would be posted as the Board had not been happy with the content.

**4.4. Monitoring & Review Process.** Agreed with information to be collected as set out in the LLP/list sent by Samantha Hale, but added need for confirmation of source postcodes of tenants (former residence, place of work or relative (parent, adult child/sibling)). **Action: Wendy.**

**4.5. Customising Aster's Home User Guide** for Valley View tenants. **Action: Wendy & Secretary** to meet to agree revisions/additions.

**4.6. Snagging.** Keith reported that there was probably a six month defects liability period with a Gates inspection and then rectification by E.G.Carter before the final contract payment. The Board were interested in knowing whether there were any consistent issues. **Action: Keith** to review schedules provided by Aster.

**4.7. As Built suite of documents.** Wendy reported these will be copied to Dropbox.

**4.8. Undertaking a joint 12 months review** of the Valley View scheme involving tenants. Wendy reported that Aster undertake a 12 month review with Gates and E.G.Carter. **Action: Wendy** to confirm Board wish to be involved with Keith and Kevin attending; and that the Board wish to include a questionnaire for tenants with questions on the allocation process, induction, management and maintenance.

**4.9 Swift Boxes.** Wendy reported currently with Aster's asset team.

## **5. Other potential CLT developments.**

### **5.1. Land off Tetbury Lane.**

The Secretary reported that the topographical survey had been undertaken by Andrew Bailey and their report should be available shortly. The Secretary had updated the landowner, who recognised the feasibility work all took time. **Action: Secretary** to forward report to Keith; and link with Aster on infrastructure feasibility study.

**5.2. Library, Mortimer Rooms & NTC offices complex.** Jonathan reported no progress.

### **5.3. Small SDC garage/parking area adjacent to 62, Lawnside.**

Steve reported that Nick Stewart, SDC Principal Estates Surveyor, has confirmed they have sorted the difficulties about entrances onto the garage site which otherwise would make the site tricky to redevelop; that SDC is ending the short-term tenancies of the garages; and will then close off the garages in February when the site will be vacant. Draft letter to SDC on the agenda agreed with minor changes. **Action: Secretary** to arrange signature and distribution with Chair.

**5.4 Renishaw Building by A46 at Woodchester.** Secretary reported on the response by Chris Pockett of Renishaw, dated 13th November 2019, previously circulated. Agreed no further CLT interest in the property, but a reply should be sent welcoming Renishaw working with/supporting the CLTs work in the future. **Action: Secretary** to reply.

**5.5. Land accessed from west end of Bunting Hill.** Noted 4th December response from Guinness included in the agenda. Agreed to seek transfer of land at no cost to the CLT, with offer of substitute parking in any agreed development on the adjacent site. **Action: Secretary and Keith** to draft response.

## **6. Current CLT Financial Position.**

**6.1.** Balance is £694.63. Three new members.

## **7. Any other business**

**7.1. GCC & GCCG health and housing study.** Agreed not to seek involvement of Valley View tenants in the study. **Action: Wendy.**

**7.3. NCLT comments on the draft Stroud Local Plan.** Agreed as set out on the agenda, with addition of points Keith will provide. **Action: Keith and then Secretary for final submission.**

**8. Schedule of Meetings. Next meeting - 13th January 2020.**

## **9. Outstanding Actions.**

9.1. Bath University is involved in innovative building techniques. Action: Secretary to explore.

9.2. Website Update. Action: Jonathan and Keith to meet.

9.3. Q&A Update. Action: Secretary to provide to Jonathan.

**Author:** Ian Crawley 16th December 2019

Signed

Ian Potts, Nailsworth CLT Chair