

Minutes of the Nailsworth Community Land Trust Board meeting held at 7.00pm on Monday 10th June 2019 in the Council Chamber, Town Hall, Old Bristol Road, Nailsworth, Glos. GL6 0JF

Present: Ian Potts (Chair), Keith Angus, Wendy Gerard, Jonathan Duckworth, Kevin Hibbs, Steve Robinson,

Items

1. Apologies. Ian Crawley, Mike Levett, Elizabeth Francis

2. Minutes of the Board Meeting held on 13th May 2019. Agreed.

Action: Jonathan to place on the website.

3. Matters arising not on the Agenda.

3.1. Q&A on lettings for CLT website – **Secretary** to complete, following LLP agreement.

3.2. Website – January to May Minutes to be added. **Action: Jonathan.**

3.3 Land at top of Dark Lane. **Action: Steve** will raise with the responsible officer at SDC to determine whether CLT or SDC will do the initial work and maintain; possibility of NTC providing labour and NCLT providing materials.

3.4 Route map of the NCLT Journey with key lessons for future projects and other CLTs.

Action: Secretary to draft.

3.5 SDC Local Plan Review. **Action: Secretary** to draft comments

3.6 **National Housebuilding Awards.** Aster's proposal did not go forward. Should NCLT have put Valley View forward for the NHA Community Project Award category?

4. Progressing the Lawnside Scheme.

4.1. Snagging. Resident at No 3 has recently raised that the back garden lawn is very uneven and that it is not possible to stand a table on it. It would be useful to have feedback on all the snagging issues that have been raised in order to spot any trends.

Action: Chair will ask Aster for lists of the snagging issues that have been raised both pre and post occupation and which of these have been dealt with.

Kevin will ask GCP to provide an electronic version of the "as built" documents for the NCLT archive

4.2. Letter to tenants. Further discussion. **Action: Wendy** to draw together a final version from the various drafts and to include i) a passage to let the tenant know that the NCLT is willing to help if they are not getting the response that they would like from Aster and ii) apologise for not thinking about swifts early enough and to express that we would like to encourage Aster to provide swifts' nests at Valley View unless the tenant is strongly against it **Action: Chair** to send when finally agreed.

4.3 Local Lettings Plan. Has not yet been agreed with Aster **Action: Chair** to finalise with Aster.

4.4. Boundary Planting. Aster is still asking for the names of tree planters

4.5 Further formal openings / events. Remains a possibility. The purpose of the event is to celebrate what the NCLT has achieved; gain support and raise public awareness of what we wish to do in the future; emphasise the local connection being at parish level. Jonathan has put an invitation list together. The Board would like to invite / make aware all members and residents and plan the event according to the anticipated numbers.

5. Other possible CLT developments.

5.1. Land adjacent to Bath Road and Tetbury Lane. Site meeting planned with John Longmuir, SDC planning officer and Helen Bone, Homes England on 26th June. Secretary has requested funding to carry out a feasibility study regarding the viability of taking a scheme through planning. NCLT has not looked at risks, particularly financial, associated with the CLT doing the build. Would the risks potentially result in the CLT looking at sites that are too small. NCLT has experienced frustration in ceding control to Aster for Valley View but why would we not bring in a housing association for future builds. Would the

use of a memorandum of understanding ensure that the nature of partnership working fits with the CLT's aims and ensure that the CLT is involved in those decisions that we consider to be important.

Action: Secretary to finalise arrangements for 26th June.

5.2 Renishaw Building at Woodchester: no response to letter. **Action: Secretary** to seek reply

5.3. Library, Mortimer Rooms & NTC offices complex.

There has been no contact from Robert Burford to Keith regarding access to the measured drawings.

How can the NCLT be actively involved in thinking about the development. What would we be trying to achieve and why. In what way would the NCLT make a difference.

A feasibility study would provide a clear start point rather than the complex just being an idea.

Anchor Hanover provide nearby housing. Kevin currently has a conflict of interest as result of his work with Anchor Hanover in Bath due to finish later in the year.

Action: Secretary to arrange Homes England site visit to explore grant for feasibility on 26th June. **Kevin** will forward the contact details for Claire Anderson, Construction Director for Anchor Hanover who lives nearby to Chair.

5.4. Small SDC parking area on Lawnside opp.end of Bunting Hill. Steve has spoken with Chas Townley, Chair of SDC Housing Committee. He is against ownership of land being transferred to NCLT for no charge, as he views the land as having a value of £26,000 and there are possible current funding routes through which the cost of land could be paid to the CLT / SDC. SDC has however put into its manifesto and corporate plan that they will work with community schemes. CLT could be a way of making something happen on this site.

Action: Secretary to arrange Homes England site visit on 26th June. **Steve** will continue to explore ways to transfer land from SDC to CLT with Council colleagues jointly with Norman Kay and the Deputy Housing Committee chair.

6. NCLT Policies.

Review of Environment Policy: Action: Wendy will go through the current policy and subsequent comments and prepare a draft that reflects the purposes of the CLT in consultation with **Keith** and return to the July Board.

7. Current CLT Financial Position.

Unchanged

8. Any Other Business.

8.1. Payment for the Arkell Centre. NCLT will pay for the use of the Arkell Centre for the events that we have held to date. We will apply for a grant from Nailsworth Town Council towards the next event. Grant applications are considered quarterly, pre event.

8.2 Proforma to record the process from the start of each project. RIBA has a one page document which is used when procuring a project, which could be developed to include localism / community aspects. For consideration at the July meeting **Action: Kevin** will send the RIBA plan of work to **the Secretary.**

8.3 Aster Home Users Guide. Prepare the initial draft letter for the July meeting.

Action: Wendy to draft a letter to Aster requesting more input on the locality information and for a statement on the CLT to be included.

9. Schedule of Meetings. Next meeting - 8th July then second Monday in the month, 12th August, 9th Sept, 14th October, 7th November (AGM then Board), 9th December.

Author: Wendy Gerard 30th June 2019

Signed Ian Potts, Nailsworth CLT Chair