

## Draft NOTES

of the **SEVENTH MEETING OF THE NAILSWORTH COMMUNITY LAND TRUST**

**STEERING GROUP** 7 pm Monday 16 June 2014

Council Chamber, Nailsworth Town Hall.

### Present:

Heather Davis, Ian Potts, Elizabeth Francis, Matt Zorn, Joyce Affleck, Bill Affleck, Sally Millet

Advisors: Keith Angus

Friend: Robert Burford

NTC Councillors - Jonathan Duckworth, Steve Robinson

SDC Councillor - Emma Simms

### Apologies:

Sue Levett,, Jon Burfitt, Mike Levett, William Duckworth, Ian Crawley

### Items:

#### 1.Chair

Ian Potts agreed as the chair for the meeting, Jonathan Duckworth as note taker

#### 2.Previous meeting notes

Agreed the notes of the Sixth Meeting of the NCLT SG as a correct record. It was noted that we were still awaiting a meeting with SDC. Sally M reported the following rent figures from Stroud

Type	Social Rent	Market Rent	Affordable Rent
1 Bedroom	£78	£115	£92
2 Bedroom	£86	£140	£112
3 Bedroom	£96	£180	£144

NNews article will now be in September issue

Q&A the 24th Feb version already circulated was confirmed as the current one

#### 3.Vision and aspirations of CLT

The SG suggested the following:

##### Must have

- Affordable living for tenants
- Aim to satisfy the need for low cost housing identified by the Housing Needs Survey
- Sign off on design
- Input into selection of architect
- Control of Criteria on letting policy
- Family or work connections for occupiers
- Control of the management

##### Would like to have

- Mostly two bedroom and some three
- Buildings that can be flexible for the future, e.g. To add a third bedroom in the loft
- Prepared to accept 80% rent levels
- 2 car parking spaces per property.
- Local contractors, professionals, & services

#### 4.Working with SDC

Noted that SDC has 4 hats:

- Local Housing Authority
- Planning Authority
- Strategic Housing Authority
- Electoral registration

Benefits to SDC in working with us:

- Remove right to buy
- Ability to develop sites quicker
- Ability to develop sites outside LA control

#### **5.Funding**

SG needs a budget of expected costs for our application for funding

#### **6.Co-op weekend of recruitment**

Steve and Liz to choose a Saturday and let everyone know when so others can join in

#### **7.Possible Development sites**

JD to follow up with the suggested land owner

Woodchester Village have suggested a site but it was felt to be not suitable

#### **8.Schedule of Meetings**

Meeting dates:

Monday 21st July

Monday 18th August

Monday 15th Sept