

Draft

Notes of the Nailsworth Community Land Trust Steering Group Meeting held on Monday 12th January 2015, in the Town Hall Council Chamber.

Present: Stephen Robinson (District & Town Cllr), Ian Potts (Chair), Ian Crawley (Acting Secretary), Jonathan Duckworth (Town Cllr), Sue Levett, Mike Levett, Joyce Affleck, Bill Affleck, Elizabeth Francis, Heather Davis, Sally Millet (Forest Green Resident's Association), Keith Angus.

Items

1. Notes of meeting held on 17th November 2015 agreed.

2. Matters Arising.

Item 2 - SIB grant application rejected due to large number of applications.

Item 5 - Public meeting attended by 17 members with presentation by the recently appointed architects, gcp Consulting, well received.

3. The Lawnside Development .

a) SDC . Confirmation received that SDC wish to transfer the freehold to the registered NCLT by 31st March. Question raised as to whether vacant possession of the site meant SDC vacated and demolished the remaining garages? **Action: Ian C to raise with SDC.**

Following discussion on the management of the vacant site, the SG agreed that receipt of site possession should have a back to back agreement with Aster Homes that they take responsibility.

Action: Ian C to raise with AH.

SDC has asked for a written justification from the SG as to why the land should be disposed of for less than market value. **Action: Ian C to provide to SDC.**

Andy Nash (the SDC lead officer) is delegating the link role to a colleague. Meeting to be arranged.

Action : Ian C.

b) GCP Architects of Warmley, Bristol appointed by Aster Homes following joint selection process. Heather commented that the Panel had heard four very different presentations, shortlisted two and then chose GCP for their experience in similar work. Noted set up meeting at 10.30am on Wednesday 14th January in the Council Chamber. The question of SG representation and the location of subsequent Project Team meetings to be decided after that meeting.

c) CRTB Order Process. Ian C noted that no other community has yet preceded to a CRTB Order referendum or was planning to do so, other than allied with a Neighbourhood Plan referendum. (ref: Locality - the voluntary sector agency funded by the Coalition Government to lead on community support and advice to implement the Localism Act). Ian C reported that the SDC Electoral Registration Officer had offered late July 2015 as the earliest date for a referendum due to the workload arising from the three elections in early May; and he had replied seeking early July before the school holidays. **Action: Stephen to talk to SDC.**

d) Understanding AH's Development Business Model for Lawnside. Ian P noted this had been produced to assist the valuation of the site and indicated a value of £1, whilst SDC following external advice had valued the site at £140K for freehold disposal to a Housing Association. Through

discussion the variables were noted, particularly in respect of ground conditions, design, number and type of homes, construction cost, amount of HCA grant per home and rent levels. Agreed that a presentation by AH on their model would be helpful. **Action: Ian C to contact AH.**

4. Establishing the CLT.

a) Achieving 'Fit For Purpose' status. Noted previous circulation of the FFP schedule and the National CLT Network Code of Good Practice and the need to incorporate the elements into the following:

- * the Constitution (governance)
- * the Business Plan(vision, values, activities)
- * Operations (policies, codes, communications, meetings)
- * Training (audit, strategy and actions)

Agreed: Work Programme to be prepared. **Action : Ian C.**

b) Business Plan (circulated with the agenda) required to open a bank account. Agreed Mike and Ian C meet to produce second draft. **Action: Ian C.**

c) Funding. Ian C has talked to Zoe Savory of the CLT Fund, she welcomes an application to meet legal costs with the next decision date 19th February. Agreed to seek up to £10K from CLT Fund and, if necessary , HCA Community Led Housing Grant programme, via NTC formally applying on the SG's behalf. **Action: Ian C to draft application.**

d) Legal Form. Ian P noted three types of social enterprise possible - Company Limited By Guarantee, Community Benefit Society, and Community Interest Company and noted the value of legal advice before making a final decision. Ian C noted a quote has been requested from WSP Solicitors. **Action: Ian C to provide comparative information on the types of social enterprise.**

5. Promotion & Publicity.

a) TV Company Request. Ian C outlined the request via the National CLT Network for the development process to be followed and filmed as the basis for a Grand Designs programme which would probably be broadcast after the homes are occupied in say winter 2016. AH has been asked and their opinion is awaited. Agreed should go ahead with GD, subject to clarification on the following:

- * SG final say on content
- * any fee payable, costs incurred met?
- * what period would be covered; consultation through to occupation?
- * what is their timetable/schedule?

Action: Ian C to check with AH and report back to NCLTN Office.

b) Nailsworth News February Edition. Noted press date 15th January. Agreed short article on achievements of 2014 and plans for 2015. **Action: Joyce to draft.**

c) Question & Answer schedule on website. **Action: Ian C to circulate updated version for comment.**

6. Any Other Business.

- a) Reporting verbally to the SDC Housing Forum 11 March. **Action: Sally** to report.
- b) Reporting verbally to SDC Housing Cmte. 24 March. **Action: Stephen** to report.
- c) Costs incurred by the SG to date. **Action: Jonathan** to seek confirmation from the Town Clerk and to seek a further £500.

7. Meetings.(generally second Monday in the month)

9 February/9 March/13 April /11 May. **Action: All to diary.**

Author: Ian Crawley/15th January 2015.

Circulation: Those present plus SDC Nailsworth Cllrs; Aster Homes (SK and KH) and SDC (AN)