

DRAFT

Minutes of the Nailsworth Community Land Trust Board meeting held at 7pm on Monday 13th November 2017 in the Council Chamber, Town Hall, Old Bristol Road, Nailsworth, Glos. GL6 0JF

Present: Mike Levett, Ian Crawley , Steve Robinson, Ian Potts(chair) , Wendy Gerard.

Items

1. Apologies: Elizabeth Francis.

2. Minutes of the Board meeting held on 9th October 2017 agreed and signed by the Chair.

Action: Jonathan to place on the website.

3. Matters arising not on the agenda. There were none.

4. Lawnside

4.1. Legal Matters. Noted programme now involved Aster comments to SDC, then SDC back to Aster and Aster to TLT for NCLT. **Action: Chair** to chase and circulate finals to Board.

4.2. Planning matters. Noted Rodborough Commons planning agreement fee payable as the Lawnside site came within the zone. Approx. 8 weeks required for clearance of planning conditions.

4.3. Specification. Reviewed outcome of meeting on 3rd November with Aster, gcp and QS. Agreed that CLT priority for improvements to the specification were floor coverings for all the homes, then garden sheds for the houses. Agreed not to pursue wood cladding but to consider gcp options for colour variations in the elevations. Noted that retaining wall sound on boundary with no.16 Lawnside and drains confirmed as being under the roads.

4.4. Project costs. Noted build cost had risen from initial estimate of £1400 psqm to £2142 persqm due to site/ground conditions.

4.5. Programme. Noted that uncertainty for date of start on site due to 8 weeks to clear planning conditions; and unknown period for Severn Trent approval for drainage, although application already submitted.

5. Other Development Possibilities.

5.1. Nupend Farm . Alan Caudwell, Horsley PC Chair is seeking a meeting with Gloucester City Homes who have advance purchased the five affordable homes that are available to the Horsley CLT to purchase at the same price. **Agreed leave open possibility of NCLT becoming involved.**

6. Finances. Jonathan noted payments for the FCA and NCLTN annual fees.

7. AOB

7.1. Noted BBC Countryfile 12th November programme piece on CLTs.

7.2. Possible visit to EG Carter scheme for Aster at Burnham, Somerset. Action: Karl.

7.3. Possible public art feature at Lawnside. Agreed to be looked at as part of the landscaping.

Action: Secretary to gcp.7.4. Noted Secretary will be attending the National Community led Housing Conference on 27th November

10. Dates of Board meetings.

Next Board meeting Monday 15th January 2018

Further Board meetings agreed - 12/2, 12/3, 9/4, 14/5, 11/6, 9/7, 13/8, 10/9, 8/10, 12/11, 10/12.

Action: All to diary.

Author: Ian Crawley/Board Secretary/5th December 2017.

Signed

Ian Potts

Chair, Nailsworth CLT

Outstanding Matters.

* Jonathan and Ian to meet to update the website, particularly the Q&A. **Action: Jonathan & Ian C.**

* Receipt of conformation from the FCA that the revised rule changes have been accepted.

Action: Ian C to check.