

Draft

NOTES of the FOURTH MEETING OF THE NAILSWORTH COMMUNITY LAND TRUST STEERING GROUP 7 pm Monday 24 March 2014 Council Chamber, Nailsworth Town Hall.

Present:

NTC Cllrs - Jonathan Duckworth, Steve Robinson.

Keith Angus, Will Duckworth, Matt Zorn, Joyce Affleck, Robert Burford, Keith Angus, Bill Affleck, Wendy Gerrard, Sue Levett, Michael Levett.

GLP Advisor: Ian Crawley

Apologies: Ian Potts, Dai Francis, Paul Carter, Emma Sims, Heather Davies.

Items

1. Bill Affleck agreed as Chairman for the meeting and Ian Crawley as Notetaker.

2. Agreed Notes of the Third Meeting of the NCLT SG held on 24 February 2014, as a correct record.

3. Agreed Terms of Reference for the Steering Group, after discussion, as follows:

1. To set up a Community Land Trust to contribute to the stock of affordable homes and provide community facilities for local people in the town of Nailsworth.
2. To work with providers of affordable housing: statutory authorities; advisory and voluntary bodies; builders and local businesses; local groups and individuals who support the cause.
3. To consult with and represent the wider community and those in need of affordable housing.
4. To secure the permanent protection of the Trust's affordable housing so that it cannot be lost to the commercial market.
5. To include sustainability in the design and building of affordable housing and a whole life cost approach to minimise annual energy and maintenance costs.
6. To deliver value for money in construction, maintenance and operations.

4. Agreed to establish and maintain a Register of Interests, with all SG members:

- a) Completing and signing an initial form covering asset ownership, including direct freehold and leasehold land and/or property in the town and the membership of organisations where there may be a conflict with the interests of the CLT at some time in the future.
- b) Ensuring they notified the Secretary of any changes at the earliest opportunity.
- c) Subject to the nature of the interest, declaring that interest at the appropriate time and leaving the meeting temporarily for any discussion and decision on that matter.

Action: Ian to email SG members with explanatory note, plus a form for members to sign and return to Ian.

5. Communications & Publicity.

- a) William confirmed the Facebook page was in place and had received three likes.
- b) Jonathan confirmed an article was scheduled for the May edition of Nailsworth News.
- c) Agreed seek SDC agreement on press release on the SDC decision, and then plan a subsequent press release on seeking sites for development. **Action: Ian.**

6. Membership. Jonathan reported 110 Members and Friends. A further 21 were confirmed at the meeting. **Action: All to continue to recruit.**

7. Possible SDC Development Site.

- a) SDC - Lawnside Site. Letter delivered to surrounding homes on Saturday 22 March tabled. Ian noted that the map included, in error, the garage and some land of Corner Cottage; that he had discussed this with the owner and would seek a revised map from SDC (Andy Nash). **Action: Ian.**
- b) SDC Housing Committee on 20th March agreed the following recommendations:

- * continue discussions with the Community Land Trust (CLT) at Nailsworth,
- * give NCLT 12 months to assemble a proposal for a named site, and
- * that Head of Asset Management should agree a memorandum of understanding with NCLT, investigate how other CLTs are structured/financed and report back to a future Committee.

c) The Risks set out in the report and the contents required in a Business Plan from the SG were also noted. Steve, who attended the Committee meeting, noted that a report from the CLT SG was sought for the October meeting.

The Steering Group welcomed the support from SDC and agreed that October was achievable, if the SG was working with an HA in partnership.

Action: Ian to clarify timetable with SDC and prepare draft MOU for consideration by the SG.

d) The site was discussed. Agreed the following information agreed to be sought from SDC:

- * Planning requirements.

- * The road through the site - status (unadopted?), access rights across it ? Whether SDC has costed improving it to adoptable standard and what its position would be on it being improved to enable GCC adoption?

- * Public Right of Way - whether this exists across the site and if so, the alignment?

- * Remaining garages - number let, for what duration, notice period, annual rent received and annual maintenance costs?

- * Information on the utilities serving the site and running under the site.

Action: Ian and Keith to met SDC (Andy Nash and planning officer)

8. Other Development Sites.

a) Karen Phimister (GRCC Housing Enabling Officer for Stroud District) was in contact with a local landowner who is interested in disposing of land for affordable housing. She is arranging a meeting which would involve Cllr Carter and Ian.

Action: Ian to continue liaising with Karen.

b) Agreed to consider draft press release on seeking further development sites, but after a press release on the SDC 12 month option. Action: Ian to circulate revised draft.

9. Vision for the Nailsworth CLT.

Noted that the SG had previously decided to:

- * focus on delivering affordable housing.
- * working towards the 50 plus homes needed.
- * developing a number of sites, but getting one going first.
- * working in partnership with one or more Housing Associations, in order to minimise the risks and speed up the development process.
- * plus the ways of working set out in the Terms of reference agreed above (item 3)

10. Items for future meetings

- * Appointing a Housing Association partner, followed by a scheme architect to take a design through consultation and planning consent.

- * Obtaining grant funding to meet the CLT's start-up costs.

- * Formalising the Steering Group with officers of Chairman, Treasurer, Secretary, etc.

- * Establishing the CLT as an independent social enterprise.

- * Preparing a CLT Business Plan and setting up a bank account.

* Preparing a Scheme Business Plan.

11. **Next Meetings.** Mondays 7:00pm. Town Hall unless otherwise notified
Tuesday 22nd April Aster Homes invited. Possible membership of the National CLT Network.

Following prospective dates to be confirmed:

19 May - 16 June -- Tuesday 15 July - 18 August - 15 September.

Action: All to check their diaries.

.Ian Crawley/GLP/25 March 2014