

Minutes of the Nailsworth Community Land Trust Board meeting held on Monday 13th January 2020 at Nailsworth Town Hall Council Chamber (1st floor)

Present: Board members - Kevin Hibbs, Ian Potts (Chair), Keith Angus, Wendy Gerard, Jonathan Duckworth, Steve Robinson, Ian Crawley. In attendance - Carl Ranscombe, NCLT member.

Items

1. Apologies. Elizabeth Francis

2. Minutes of the Board Meeting held on 9th December 2019. Agreed.

Action: Jonathan to place on the website.

3. Matters arising not on the Agenda by previous item numbers.

Item 4. Lawnside.

4.1. Overgrown and weedy outside planted spaces. Wendy reported that she had emailed Aster on 16th December. No reply to date.

4.2. Repairs required to lower car park boundary. No action to date by E.G.Carter.

4.3. Local Lettings Plan. In light of Aster saying it was happy for it to be posted on the CLT website, but the CLT had concerns about the content, the Secretary was seeking clarification on amending it. The postcodes of the tenants were still awaited.

4.4. Monitoring & Review Process. Wendy reported that Aster had been notified on the CLT's desire to be involved in the 12 month review and that a questionnaire to tenants was required.

4.5. Customising Aster's Home User Guide for Valley View tenants. Wendy and Ian had met on 13th January and agreed changes/additions, which will be passed to Aster and then to Eastington. **Action: Wendy and Secretary.**

4.6. Snagging. Keith reported having reviewed some of the schedules that there was no more than shrinkage cracks and minor decoration issues. **Action: Keith** to complete review of schedules provided by Aster.

4.7. As Built suite of documents. Wendy reported these were still awaited in Dropbox.

4.9 Swift Boxes. Wendy reported currently with Aster's asset team.

Item 7.3. NCLT comments on the draft Stroud Local Plan. Keith has provided further comments which he outlined to the Board. **Action: Secretary** to draft and send final submission.

4. Lawnside.

4.1. Tenant management contact required. Action: Secretary to write to Aster.

4.2. Damaged wall at corner of car park entrance. Noted Aster emailed 13th January.

4.3. SDC land by Dark Lane footpath. Steve reported he had met the SDC Open Spaces Officer on site. It is Tenancy Services land. Agreed that fence would be erected by NTC with NCLT meeting the costs. **Action: Steve.**

4.4. Opposite bank. Agreed NCLT to spread wildflower seeds. **Action: Secretary**

5. Other potential CLT developments.

5.1. Land off Tetbury Lane.

The Secretary reported that the topographical survey had been undertaken by Andrew Bailey. The report had been sent to SDC and Jonathan would be invoicing SDC shortly for £2200 plus VAT and would pay the consultants on receipt of the grant from SDC.

Action: Secretary to link with Aster on progressing the infrastructure feasibility study.

5.2. Library, Mortimer Rooms & NTC offices complex. Jonathan reported no progress.

5.3. Small SDC garage/parking area adjacent to 62, Lawnside. Meeting at SDC arranged for 3.30 pm on Tuesday 11th February. **Agreed attendees - Ian P, Ian C, Kevin and Steve.**

5.4. Land accessed from west end of Bunting Hill. Agreed worth pursuing via letter to Guinness seeking commitment to transfer at no cost. this would provide a basis for approaching the landowner and then a subsequent application to HE for grant to undertake feasibility studies.

Action: Secretary to draft letter.

6. Current CLT Financial Position.

6.1. Balance is £694.63. First year's ground rent for Valley View due in March. **Action: Jonathan** to invoice Aster.

7. Any other business

7.1. Eastington CLT. Chair reported attending the turf cutting for their 23 homes scheme adjacent to the M5 on 16th December and related BBC Points West programme (clip available here <https://www.dropbox.com/s/gsl0ihrjmphj41u/Eastington%201.1.20.mp4?dl=0>)

7.2.Election of new MP. Agreed invite to visit Valley View. **Action: Secretary.**

7.3.The New Lawn. Noted that planning consent was given to the new stadium on 18th December by SDC, but as the new MP had sought a call-in, this decision was now awaited on 24th January. If yes to a call-in, the programmed public local inquiry date of 18th February was likely to be too early, resulting in a further six month plus delay.

7.4. GlosHub - a new centre under the auspices of GRCC to promote and support community led housing. Secretary reported that the grant decision was expected on 23 January. The financial model which assumes full viability within four years requires all new CLH schemes to include a fee of £3000 per home (£1000 payable on planning consent and the remainder on completion). This fee can be included in the capital bid to HE. Agreed that NCLT will support this approach. **Action: Secretary** to notify GRCC.

7.4. Co-option. Noted Carl Ranscombe , currently training at UWE to become a chartered town planner and working part-time at Evans Jones, a development consultancy, wished to join the Board formally. Agreed resolution to be included in the agenda for the next meeting. **Action: Secretary.**

8. Schedule of Meetings. Next meeting - 10th February; 9th March (Apols: Steve and Ian C); 20th April (NB: new date)

9. Outstanding Actions.

9.1. Bath University is involved in innovative building techniques. **Action: Secretary** to explore.

9.2. Website Update. **Action: Jonathan and Keith** to meet.

9.3. Q&A Update. **Action: Secretary** to provide to Jonathan.

Author: Ian Crawley 18th January 2020

Signed

Ian Potts, Nailsworth CLT Chair