

Minutes of the Nailsworth Community Land Trust Board meeting held at 7pm on Monday 9th April 2018 in the Council Chamber, Town Hall, Old Bristol Road, Nailsworth, Glos. GL6 0JF

Present: Jonathan Duckworth, Elizabeth Francis, Ian Potts(chair) , Mike Levett, Keith Angus, Wendy Gerard , Ian Crawley, Steve Robinson.

Items

1. Apologies. All present.

2. Minutes of the Board Meeting held on 12th March 2018 agreed and signed by the Chair. **Action:** Jonathan to place on the website.

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

4. Progressing the Lawnside Scheme.

4.1. Legal Docs. All signed. TLT solicitors will keep the NCLT copies. TLT asking about prospects of further funds. **Action: Chair** to discuss with Karl on 15th May.

NB: The first site meeting was subsequently changed to 23rd May from 15th May.

4.2. Funding. All in place.

4.3. Programme. Turf-cutting held on 5th April. Noted Aster Homes now responsible for the site prior to E.G.Cater starting on site in late April with Severn Trent. **Action: Chair to seek detailed programme on 15th May.**

4.4. Build oversight from the CLT. Noted first formal site meeting 15th May, to be in the Arkell Centre with Chair and Liz attending. **Action: Chair to seek notes of pre-contract meeting and maintain NCLT file of all site meetings.**

4.5. Publicity

4.5.1 . Content of letter to be hand delivered to named addresses in defined area agreed, including choice of five possible names for the completed development to be used as the postal address.

Action: Jonathan to produce letters, Secretary to deliver.

4.5.2. Joint press release with Aster and SDC. **Action: Jonathan to coordinate with Aster.**

4.5.3. Site Board. Aster has produced a mock up. **Action: Jonathan to finalise.**

4.5.4. CLT member Site Visit. Agreed to be arranged during the weekend when the development was approx. 50% complete.

4.5.5. Time Capsule. **Action: Secretary** to source suitable capsule and work with Nailsworth Primary School.

5. Other possible CLT developments.

5.1. Letter sent to SDC showing interest in other SDC sites in Nailsworth. **Action: Chair to chase reply.**

5.2. Horsley CLT. The Secretary noted the CLT and the parish Council had chosen not to proceed with an offer to purchase any of the five affordable purchased from the developer by Gloucester City Homes. There is a small site to be transferred to the Parish Council beside the access to the close. This could be the subject of a community led housing scheme which the PC and the CLT will consider when the current development is occupied. This would be a rural exception site and would require a planning application.

5.3. Woodchester Valley Village. The Chair reported on a meeting on 9th April with WVV CIC Chair, Deputy Chair and retained planning consultant to consider a 18 home, 3 staff unit proposal to expand the village. **Agreed** this was a project for the mutual without a role for the CLT.

6. Any Other Business.

6.1. Draft Timeline. Action: Jonathan to place on the website.

6.2. New Stroud Local Plan in preparation. Agreed Secretary and Chair to agree submission seeking the inclusion of a Community led Housing Policy similar to the East Cambridgeshire DC example discussed at the meeting.

6.3. Local Allocations Policies and SDC's role in supporting Community led Housing. Agreed seek a meeting with the SDC Leader and Chair of Housing Committee after May Annual Council meeting. **Action: Steve.**

6.4. Status of the road through the site. Noted this will remain unadopted and the responsibility of SDC.

6.5. Possible public art feature at Lawnside as part of the landscaping. **Action: Chair** to raise with Karl on 15th May then possible request to Damian Hurst or Pangolin

6.6. SDC position on CLTs. Steve noted the following reference to CLTs in the Capital Project Monitoring Report to the SDC Strategy & Resources Committee on 12th April.

' Para 3.2. Support for Community Land Trusts and Rural Exception Sites

This element of the Homes for Rent programme is unlikely to involve significant capital expenditure. The Council is using revenue resources received from DCLG to fund the Gloucestershire Rural Community Council to provide a Community Housing Enabler dedicated to Stroud District. The Community Housing Enabler is working with local communities, landowners and parish councils to bring forward schemes that will include affordable homes'.

It was noted that this refers to the revenue funds SDC received from the then DCLG from the Community Housing Fund. Apart from the funding given to GRCC to employ a part time Community Housing Officer who has met the NCLT Board, the only other funds committed to date are believed to be up to £20K to Eastington CLT for studies related to submitting a planning application for their 23 home scheme.

7. Schedule of Meetings. Agreed for 2018, as second Monday in every month.

Next meeting - 14th May To consider a draft Memorandum of Understanding on The New Lawn development. 11th June (Apologies: Ian C); 9th July, 13th August (apologies: Ian C); 10th Sept.

8. Previously agreed

8.1. Town Meeting. 10 to 1pm Saturday 28th April in a marquee on the bus station. **Action: Wendy/Keith/Liz** to arrange and staff display on the CLT and Lawnside.

Ian Crawley/Secretary/10th April 2018

Signed

Ian Potts

Chair, Nailsworth CLT

