

Notes of Ninth Meeting of the NCLT SG.

Town Hall Monday 11th August 2014.

Present: Ian Potts (Chair); Jonathan Duckworth; Steve Robinson; Emma Sims (left during item 4; Heather Davis, Mike Levett, Sue Levett; Sally Millet; Keith Angus; Joyce Affleck, Bill Affleck; Wendy Gerard; Elizabeth Francis (arrived during item 4).

Plus:

Ian Crawley - GLP Advisor and Acting Secretary (left during item 5).
Zoe Savory - National CLT Network Urban CLT Project Officer (ditto).

Apologies: William Duckworth; Robert Burford.

1. Notes of the meeting held on 21st July 2014 agreed.

2. Matters Arising not on the agenda.

a)Appointing the architect to the CLT. Letter of invitation to express an interest in undertaking the architectural work sent to six local RIBA members. PS: Three accepted to date.

b)Seeking grant funding. Zoe Savory confirmed an application to the CLT Fund for an initial grant of £500 to pay GLP to prepare a Business Plan would be considered by the Panel in October. noted the BP would then form the basis of further applications to the Social Investment Business Group and others, as necessary.

c)Steering Group Membership. Noted all those attending the SG meetings and confirming their contact details could go on the website, would then be added to the website, so that any SG members could be contacted by residents to discuss the SG and its aspirations.

3.Quattro Architects two outline schemes for the Lawnside site. Noted that these have been produced to accord with SDC's design and planning policies, but solely for the purposes of informing the initial financial appraisal of the value of the site, for discussion with SDC.

The following issues were noted:

a)the section of Lawnside by the closure with Bunting Hill is used for parking and turning. Quattro were aware of this from their site visit.

b)the garages remaining on the land suggested by SDC for NCLT development are let and therefore where used for off-street parking, alternative provision may be required if redeveloped.

c) new housing would add to parking demand. Noted that the Quattro schemes allowed for two off-street spaces per property.

d) the road may be less than adoptable standard width through the development site. Noted we are assuming the road would have to be made up to meet the GCC adoptable standard in respect of drainage, sub-structure and surface, footways, width and lighting, insofar as it currently falls short.

e)height of potential properties. Noted this would be a matter for the scheme, or options, design for public consultation, prior to the submission of a planning application.

f) Context of the Housing Needs Survey in respect of its longevity and the results with only 3 of the 52 respondents seeking 3 beds. Noted that it was undertaken in 2013 and probably had a three year minimum shelf-life.

Agreed that the scheme with more 1 bed homes should be used for the financial appraisal.

4. Other matters to be confirmed with SDC for the 16th Sept. Housing Committee.

a) Governance - target date to be agreed for decision on whether to become an Industrial & Provident Society, Charitable Interest Company or Company Limited By Guarantee.

b) Skills Audit and Training for SG and members. The audit will be undertaken as part of the preparation of the Business Plan to inform a bid for funding to pay for training.

c) The key benefits of having homes owned by the CLT of local letting priority to those in housing need and the absence of leasehold enfranchisement (assuming a simple majority in a referendum, to be targeted for the local elections in May 2015)

Noted Ian Potts, Ian Crawley, Mike Levett and Nikki Tillet to meet SDC officers to progress the proposal, pm Monday 18th August.

5. Draft Article for Nailsworth News.

Note: Version 3 prepared by Bill Affleck circulated with the agenda. Changes agreed as follows:

a) The CLT intends that its homes will not be subject to the Right To Buy.

b) There should be a reference to the 2013 Housing Needs Survey.

c) No site plan or scheme designs should be referred to.

6. Communications - report by Jonathan Duckworth.

Noted:

a) the first stage public consultation will be before Christmas.

b) the SG agendas, notes and reports currently go on the website. Other docs. can be added.

7. Membership. No report. SG members to continue to take every opportunity to recruit further members. Action: All.

8. AOB.

a) Private Sector development proposals in Nailsworth. Agreed the SG has no position; and cannot have any involvement/position unless and until planning consent has been granted. If granted, then the SG might explore whether its involvement in the community elements, e.g. affordable housing, is of value to the town.

b) Scout hut proposal for development land in private resident ownership at west end of Bunting Hill. No comments.

9. Next meeting 7 pm Monday 15th September 2014 Town Hall Council Chamber

Circulation. Those present, other SG members, Aster Homes (Karl Hine and Nikki Tillet)

Authors: Ian Crawley and Jonathan Duckworth/14th August 2014.