

DRAFT

Minutes of the Nailsworth Community Land Trust Board meeting held at 7pm on Monday 11th December 2017 in the Council Chamber, Town Hall, Old Bristol Road, Nailsworth, Glos. GL6 0JF

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

Items

1. Apologies: Mike Levett.

2. Minutes of the Board meeting held on 13th November 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. Discussion with Lois Taylor, new SDC funded (via the Community Housing Fund) GRCC hosted new Community housing Advisor, postponed until next meeting due to weather.

5. Lawnside

5.1. Legal Matters. Noted documents now with SDC for minor drafting changes.

5.2. Specification.

a) Noted Option A on the external colour scheme previously agreed by email.

b) Unadopted SDC owned road surface within scheme . Noted that all weather surface (high traction) to be installed either side of the crossing location, which should improve road safety for all, including Fieldway residents.

c) Unadopted SDC owned road surface, east of the scheme. Noted that it was open to Fieldway residents to engage with SDC direct about any changes to the surface and the provision of a grit bin.

d) Noted Aster has included ground floor non kitchen floor finish and garden sheds as provisional sums , totalling £20K.

5.3. Project Funding. Noted Aster had submitted bid for grant to the HCA on 11th December.

Project now scheduled for final approval by Aster Investment Panel on 17th January. Decision will authorise legal and building contracts, subject to level of HCA grant approved.

4.5. Programme. April 2018 start on site now agreed as most likely.

6. Other Development Possibilities.

6.1. Nupend Farm . Alan Caudwell, Horsley PC Chair has confirmed that the PC/CLT is no longer seeking to purchase the five affordable homes from Gloucester City Homes. Housing Needs Survey recently completed as part of preparation of a Neighbourhood Plan .

7. Communications. Noted copy date for Nailsworth News 15th January and possible article on scheme going ahead, following 17th January Aster IP decision. **Action; Jonathan to draft.**

8. Finances.

8.1. Jonathan to confirm sum in NCLT account.

8.2. Payment of £150 to NCLTN as annual fee noted.

8.3. Cheque for annual subscription to FCA of £65 signed.

9. AOB

9.1. Preparation of new Stroud Local Plan. Noted process has commenced with exhibitions across the District. Agreed submission should be made seeking community housing policy. **Action: Secretary to draft.**

9.2. SDC garage sites to be marketed. SDC Strategic Housing Officer has asked the CLT to show an interest. **Action: Secretary to explore and report back to the Board.**

9.3. The New Lawn development. Noted a new planning application is being submitted for the stadium and training facilities only on the north side of the A419. Agreed that NCLT should submit a draft Memorandum of Understanding for the CLTs involvement in the New lawn scheme. **Action: Secretary to draft.**

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/8th January 2018.

Signed

Ian Potts

Chair, Nailsworth CLT

Outstanding Matters.

- * Jonathan and Ian to meet to update the website, particularly the Q&A. **Action: Jonathan & Sec.**
- * Confirmation from the FCA that the revised rule changes have been accepted. **Action: Secretary.**
- * Visit to EG Carter completed scheme at Burnham on sea, Somerset. **Action: Secretary.**
- * Possible public art feature at Lawnside as part of the landscaping. **Action: Secretary to gcp.**