

**Minutes of the Nailsworth Community Land Trust Board meeting held at 7.00pm on Monday 12<sup>th</sup> August 2019** in the Council Chamber, Town Hall, Old Bristol Road, Nailsworth, Glos. GL6 0JF

**Present:** Ian Potts (Chair), Keith Angus, Wendy Gerard, , Kevin Hibbs, Steve Robinson, Ian Crawley, Mike Levett, Elizabeth Francis

**Items**

**1. Apologies.** Jonathan Duckworth

**2. Minutes of the Board Meeting held on 10<sup>th</sup> June 2019. Agreed.**

**Action:** Jonathan to place on the website.

**3. Matters arising not on the Agenda.**

**Item 3.3. Land at top of Dark Lane. Action: Steve** will raise with the responsible officer at SDC to determine whether SDC will tidy and fence the site or transfer to the CLT. PS: Steve emailed SDC 13th August.

**Item 3.4. Route map of the NCLT Journey** with key lessons for future projects and other CLTs. **Action: Secretary** to draft.

**Item 3.5. SDC Local Plan Review.** SDC published their Emerging Strategy Consultation Report in May 2019. The results are unhelpful to delivering new affordable housing as 65% of respondents were against the suggested approach in the Emerging Strategy document which included working with communities, CLTs, etc to deliver affordable housing. The report considers the result was skewed by respondents responses to proposed development sites. **Action: Secretary** to draft comments seeking a meeting with the Planning Policy Manager in the context of the recent publication of The Planners Guide to Community led Housing by Community First Yorkshire.( See their website for report)

**Item 4.4. Boundary Planting.** Noted Mike meeting Aster on site next week to agree location of tree to be planted in November.

**Item 8.2. RIBA Plan of Work document. Action: Kevin** to circulate.

**4. Progressing the Lawnside Scheme.**

**4.1. Snagging.** Kevin noted contractors mistake of using white instead of beige mastic on exterior. **Action: Chair** to seek schedule of snags and action from Gates, who project managed the development for Aster and arbitrate on snags.

**4.2. Placing of Swift Boxes.** Agreed wish them to be placed. **Action: Secretary** to raise with Karl.

**4.3. Letter sent to tenants introducing the CLT.** There have been no responses. Noted need to contact new tenants in this way immediately after occupation. Agreed tenants to be invited to the AGM. **Action: Secretary.**

**4.4. Local Lettings Plan.** No progress. **Action: Secretary** to raise with Karl.

**4.5. Further formal openings/events.** Action: Jonathan to report to next meeting. .

**4.6. Aster Home User guide.** Karl's email has been circulated welcoming NCLT involvement in an update and confirming the issue has not arisen with any other CLT. **Action: Secretary** to discuss with Karl.

**5. Other possible CLT developments.**

**5.1. Three prospective sites under active consideration.** Site meeting held with John Longmuir, SDC planning officer and Helen Bone, Homes England on 26<sup>th</sup> June. Aster Homes visiting sites on 19th August. Visit being sought with SDC Strategic Housing. **Action: Secretary.**

**5.1.1. Land off Tetbury Lane.** Agreed in order, assuming Aster willing to be development partner - HE application for grant for feasibility study and need to establish the threshold for HE to approve an infrastructure grant; SDC position to be clarified on RTB and planning application or CRTBO; discussions with landowner on Heads of Terms. **Action: Secretary** to progress and keep Board informed at each stage. .

**5.1.2. Library, Mortimer Rooms & NTC offices complex.** No further discussion at this stage.

**5.1.3. Small SDC garage/parking area on Lawnside opposite the junction with Bunting Hill.** The site is available to purchase. CLT will need to confirm interest to acquire formally. Could be part of joint CRTBO with Tetbury Lane site, subject to SDC agreement. Purchase would need to be grant-aided and development may have to be by CLT alone, as too small for Aster, although they would manage and maintain the 2/3 new homes. Action: Secretary and Steve to explore what SDC will want to confirm interest.

**5.2 Renishaw Building at Woodchester:** no response to letter. **Action: Secretary** to seek reply.

**5.3. Land accessed from west end of Bunting Hill.** Noted previous unrealistic price for access required by Guinness. Agreed new approach . **Action: Secretary.**

## **6. NCLT Policies.**

**6.1. Review of Environment Policy.** Revised policy approved. **Action: Jonathan to place on the website.**

**7. Current CLT Financial Position.** Unchanged

## **8. Any Other Business.**

**8.1.Outstanding meeting, promised after May elections, with SDC Leader and new CE to encourage positive support in policies and practices for community led housing.** Action : **Secretary** to chase up.

**9. Schedule of Meetings. Next meeting - 9<sup>th</sup> Sept( now 16th), 14th October, 7th November (AGM then Board), 9th December.**

**Author:** Ian Crawley 13th August 2019

Signed

Ian Potts, Nailsworth CLT Chair