

## **Draft NOTES**

of the **MEETING OF THE NAILSWORTH COMMUNITY LAND TRUST**

**STEERING GROUP** 7 pm Monday 13 April 2015

Council Chamber, Nailsworth Town Hall.

### **Present:**

Heather Davis, Ian Potts, Elizabeth Francis, Joyce Affleck, Bill Affleck, Wendy, Keith Angus  
NTC Councillors - Jonathan Duckworth, Steve Robinson

### **Apologies:**

Ian Crawley, Sally Millett, Sue Levett, Mike Levett

### **Items:**

#### **1.Chair**

Ian Potts agreed as the chair for the meeting, Jonathan Duckworth as note taker

#### **2.Previous meeting notes**

Notes of the meeting of 9th March 2015 were agreed as a true record of that meeting.

#### **3.Matters arising**

3a Herras fencing around the site. This has now been repaired

Breakdown of solicitors fees: Battens report that this is difficult to do, however the fees they will charge will not fully reflect the amount of work done.

The lease needs to be granted to Aster before the land is transferred to the CLT to avoid a CGT charge

There has been no progress on 4.2: Legal form of the CLT

#### **4.Accounts**

A report was presented by Jonathan of the balance remaining and a summary of the costs incurred to date. The CLT is currently solvent but not flush with cash. Report attached. We may have to look for additional short term funding

Cost area that might be of concern include hire of meeting rooms and we are indebted to NTC for free room use.

#### **5.Aster Homes Finance Presentation**

This meeting was found to be very useful by those that attended. the clear message from it was that the financial equation for the site is very tight and there will be very little room for manoeuvre on finish and design.

Concern was expressed that we should make the homes as usable as possible - e.g. by providing a shower as well as a bath

Requested that SG members could visit homes completed by Aster and the architects

#### **6.CRTBO**

The first step has been taken, which was for NTC to apply for the Parish to be a Neighbourhood Area.

The Timetable for obtaining the Community Right to Build Order is restricted by the Committee timetable of SDC - the Environment Committee only meets four times a year. Also that SDC has a restriction of only two referenda per year

#### **7.Publicity**

Intention to get an article about the CLT and progress into the June edition of NNews, and to use this as a springboard for CLT recruitment

#### **8.Membership**

There are currently 195 members, of which 22 are friends.

Question raised about what happens if a member dies or leaves the area. Action JD to check the model rules

#### **9.Future Meetings**

Meeting dates:

Monday 11th May  
Provisional  
Monday 8th June  
Monday 13th July