

Minutes of the Nailsworth Community Land Trust Board meeting held at 7.00pm on Monday 11th March 2019 in the Council Chamber, Town Hall, Old Bristol Road, Nailsworth, Glos. GL6 0JF

Present: Ian Potts (Chair), Keith Angus, Wendy Gerard (Minutes), Jonathan Duckworth, Mike Levett, Steve Robinson.

Items

1. Apologies. Ian Crawley, Elizabeth Francis, Kevin Hibbs

2. Minutes of the Board Meeting held on 11th February 2019: the updated draft minutes were approved

Action: Jonathan to place on the website.

3. Matters arising not on the Agenda.

From January minutes:

Para 4.6 Q&A for CLT website – **Ian C** to update on progress

Para 6.2 Corporation Tax / HMRC – **Ian C** to update on progress

From February minutes:

4.4 Chair reported that the safety of the site boundary fence had also been referred to GCP.

8. AOB: Bank, FCA and address - Jonathan will action as necessary

4. Progressing the Lawnside Scheme.

4.1. Construction progress. Still on track to be finished 18th March 2019.

Detailing of the dormers on the flats will hopefully be resolved. Possibly rubber tape can be replaced with lead if GCP provide detailed solution agreed with Aster.

Shared block parking area may require additional maintenance. Consider maintenance with Aster. Review appearance in 6 -12 months.

Appearance of the area at the top of Dark Lane has not yet been addressed.

SDC are responsible for the road between the two parts of Valley View.

GCC is responsible for the reinstatement of the metal bars to limit vehicular access to Dark Lane.

No clear responsibility for the demolished fence across the top of Dark Lane.

The boarder between Valley View homes and SDC land needs some definition. Action: To be worked through with SDC.

CLT could consider tending the area in due course with funding from the ground rent.

4.2 Lettings. All properties had been allocated.

We appreciate Ian C's comments noting that the CLT tenancies are being rented at affordable rents and not social rents – hence the need to be specific.

We agree to have a simple NCLT Equality and Diversity Policy, so that this reference can remain in the LLP.

Action: Chair will look at Ian C's and Wendy's comments and use these to prepare and send an amended draft of the LLP back to Aster.

4.3. Tree removal & replacement.

Seven Acres bungalow: Site meeting has taken place and position and size of tree agreed. Planting for Fieldways and Severn Acres to be picked up as a snagging issue if not completed by 18th March.

4.4. Formal Opening Arrangements.

a) Handover / Occupation event: 11th April has been agreed with Aster. We agree to add David Drew MP and Phillip Bishop SCD Housing Advice to Jonathan's list of invitees. We agree Jonathan's "Event running order" and "Actions" (already circulated).

We will make the final plans at the April CLT board meeting, when it will be known how many people are attending. The ground floor room of the Arkell Centre has been booked.

Action: Jonathan to consider if we invite the immediate neighbours. Invitations will go out by email on Friday 12th March with a request for reply by 29th March

All to contribute suggestions for the content of Ian Potts' speech and a briefing pack to Jonathan, so that the NCLT has its own version of the story of Valley View.

Steve will seek a small group to provide tea, coffee, juice and biscuits at the Arkell Centre.

b) VIP event: no progress to date.

4.5. Publicity.

The main publicity will go out after the Handover event.

Action: Jonathan will place a brief article in the April Nailsworth News so that residents are forewarned of the Handover event.

5. NCLT Policies.

5.1 What policies should NCLT have in place and published on its website?

Secretary has suggested that in the absence of any assets (beyond the freehold of the Lawnside site and some limited funds held in the bank), staff or liabilities, policies already adopted covering Membership, Code of Conduct, Financial Policies & Procedures, Conflicts of Interest, Environment and Data Protection (GDPR) should be adequate. If, however, the current draft of the Local Lettings Plan continues to include reference to a NCLT Equalities Policy, and the Board accept this, then a NCLT Equalities Policy needs to be adopted.

5.2 Equality and Diversity Policy: We considered and agreed a revised draft.

Action: Jonathan will place this on the website.

5.3 Sustainability Policy: Keith has circulated SDC's Housing Sustainable Construction and Design Checklist and accompanying Introduction. Our objective is the provision of affordable homes with the best insulation we can afford, rather than being ultra green. Our local connections policy is likely to limit travel to work and so be environmentally sound. We decided against having a Sustainability Policy. Hereford CLT has an environmental statement on its website if we wish to prepare a simple statement of intent.

6. Other possible CLT developments.

6.1. Tetbury Lane.

Action: Secretary to arrange site visit with landowner after the completion of Lawnside. Carry forward

6.2 Renishaws: no response to letter yet

7. Current CLT Financial Position.

7.1 There is no change.

7.2 SDC has not invoiced NCLT for the £1 purchase price for the land.

Action: Request invoice and show payment in the accounts: **Jonathan**

8. Any Other Business.

8.1 GCC Citizen's Panel on Housing with Care: The aim is to widen affordable housing options for people with care needs. Each local council will have an action plan setting out what they would like to see in their locality. Currently SDC has no Extra Care Housing in Nailsworth, did not consider this when developing Tanners Piece but is considering the needs of residents at Concorde (Off Newmarket Road). Two responses to the last Housing Needs Survey indicated a need for adapted housing.

Action: Wendy will continue to represent NCLT at the panel; will see if the Panel Chair has any additional question that we could include in the requested 2020 Housing Needs Survey; will seek contact with Jeremy Porteus of Housing Learning and Improvement Network.

8.2. SDC Local Plan Review. The Town Council's response to the SDC Local Plan currently does not support development on exception sites. We ask NTC to look at this and consider making an exception for community led projects.

Action: Jonathan will look at NTC's response

9. Schedule of Meetings. Next meeting 8th April, then second Monday in every month - 13th May, 10th June, 8th July, 12th August, 9th Sept, 14th October, 7th November (AGM then Board), 9th December.

Author: Wendy Gerard 12th March 2019

Signed

Ian Potts

Nailsworth CLT Chair