

**Minutes of the Nailsworth Community Land Trust Board meeting held at 7.45pm on Monday 12th November 2018** in the Council Chamber, Town Hall, Old Bristol Road, Nailsworth, Glos. GL6 0JF

**Present:** Ian Crawley (Secretary), Ian Potts (Chair), Keith Angus, Wendy Gerard, Jonathan Duckworth, Elizabeth Francis, Steve Robinson, Kevin Hibbs ( welcomed to his first Board meeting).

**Items**

**1. Apologies.** Mike Levett.

**2. Minutes of the Board Meeting held on 8<sup>th</sup> October 2018** agreed.

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

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

**3.1. Noted that Aster Homes had confirmed it will not partner on any development of less than 10 homes, but is willing to manage and maintain smaller schemes.**

**3.2. Labour Rose Newsletter: Action: Chair** to send agreed letter.

**3.3. Letter to SDC Leader. Action: Chair** to send.

**4. Progressing the Lawnside Scheme.**

**4.1. Programme.** Noted mid-February completion.

**4.2. Development Name.** Noted SDC has confirmed Valley View. Cllr Robinson informed the Board that there would be a new road sign at the junction of Nymphsfield Road and Barnfield Road which included Valley View on the list.

**4.4. Homeseekers Promotion and Tenancies.**

**4.4.1.** Notes of the meeting with Phillip Bishop, the SDC Housing Advice Manager on 16th October had been circulated.

**4.4.2.** Noted that the NCLT leaflet had been widely circulated, but a CLT member at the prior AGM had suggested the telephone number was wrong. **Action: Secretary** to check. PS: the correct number. **Keith** to circulate further.

**4.4.3. Period of Tenancy.** It was agreed that there needed to be clarity as to Aster Homes policy on assured (lifetime) as opposed to fixed ( 5 year renewable) tenancies. **Action: Chair** to check. Whilst there was a recognition that it was unlikely that any tenant after their one year starter tenancy and five year fixed tenancy would have exceeded the £60K ( uprated for that date) income eligibility threshold, there was support for the need to end a tenancy if that was the case and the tenant had not moved on voluntarily. The Board therefore wished to see all tenancies, after the initial year for new tenants, to be for a fixed period. even where there was a transfer from an existing assured tenancy.

**5. Other possible CLT developments.**

**5.1. Tetbury Lane. Action: Secretary** to arrange site visit with landowner.

**5.2. Park Road.** NCLT interest to be included in letter to SDC Leader.

**Action: Chair to send.**

**5.3. Comrades Club.** Noted their desire for an open market sale precluded the CLT's involvement.

**6. Current CLT Financial Position.** Noted there was £970.63 in the account from which £60 will be paid to TLT and £67 to the FCA leaving a balance of £834.63.

**7. AGM.** There were no matters arising from the AGM that the Board needed to consider.

**8. Any Other Business.**

**8.1. Annual submission to the FCA. Action: Jonathan.**

**8.2. Horsley Neighbourhood Development Plan in preparation. Action: Secretary** to provide Keith with examples of how other NDPs have included a local CLT.

8.3. Noted NCLTN AGM in Birmingham on 4th December. Secretary will be attending.

**9. Schedule of Meetings.** Second Monday in every month.  
10th December, 14th Jan, 11th Feb, 11th March, 8th April.

**Author:** Ian Crawley 22nd November 2018.

Signed

Ian Potts, Chair, Nailsworth CLT