

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, Steve Robinson, Ian Potts(chair) , Mike Levett, Keith Angus, Wendy Gerard

Items

1. Apologies. Ian Crawley.

2. Minutes of the Board Meeting held on 11th December 2017 agreed and signed by the chair.

Action: Jonathan to place on the website.

3. Matters arising not on the Agenda.

5.2.b and c We clarified that the board's understanding is that the CLT will not own the road between the two sites but anticipate that the development will include the pavements on either side of the road within the scheme.

Mike will contact SDC.

7. Jonathan has submitted an article to Nailsworth News.

Actions on **9.1, 9.2 and 9.3** still outstanding

Actions under "Outstanding matters" still outstanding

4. Lois Taylor, the SDC funded, GRCC hosted Community Housing Advisor for the Stroud District

4.1 Lois's post is funded for 3 years from July 2017 to work purely in Stroud District. She works closely with Martin Hutchings, Rural Housing Enabler, with GRCC.

Lois invited us to use her.

Lois can provide research:

1. she will look into how many affordable one and two bedroomed homes have been built in Nailsworth since the housing needs survey was done in 2013.
2. she will check on the recommended frequency of housing needs surveys – probably due in 2018.
3. she will look into possible suitable sites for further CLT housing in Nailsworth and surrounding parishes.
4. Bristol is going to have a policy on Community Led Housing. Lois will speak with SDC re a policy for community led housing.
5. she will provide up to date information on the voluntary right to buy for housing association tenants (email circulated 24th January)
6. Lois will find out about the affordability of the shared ownership units in relation to the Horsley scheme and seek an update on the involvement of Gloucester City Homes (email circulated 18th January)
7. Lois indicated that the inability of Housing Associations to put CLT schemes into charge is resulting in them refusing to work jointly with CLTs. Aster Homes does one scheme a year.
8. Lois informed us that the CLT may be able to bid directly to Community Housing Fund and that Bidding Guidance should now be available.
9. CLTs can bid for HCA funding for shared ownership but would have to be a registered provider for an affordable rental scheme.

4.2 The board informed Lois that Ian Crawley has been our main adviser

The board conveyed that our greatest frustration has been with SDC regarding their unwillingness to consider a Local Allocation Policy, which is necessary to support any future CLT development.

The lack of such a policy impacted on the CLT's ability to work with the developers of the Pike Lane site to provide affordable homes in perpetuity.

The board would like SDC to have a Community Led Housing Policy, given that the urban areas of Nailsworth, Stroud and Dursley all share the same issues.

The board would like a local plan that includes a commitment to providing affordable housing in perpetuity.

The board stressed that the CLT exists to generate housing for the community and that without the CLT the 10 homes at Lawnside would not be there.

Nailsworth CLT has been treated as an exception but a precedent has also been set.

The board's understanding is that in order for 3 affordable homes to be available on the Horsley development, 2 homes will be shared ownership, but set at such a high price that the purchasers will need the maximum allowed income of £80,000 to afford to buy them.

The board would like to be in a good place to respond to opportunities if Forest Green Rovers go. (The number of affordable homes predicted for this scheme is substantial but still less than the assessed need).

Nailsworth is a constricted settlement, which limits settlement and tends to result only in private infill development. It has no neighbourhood plan as there is nowhere to build.

Nailsworth Town Council currently informs the district plan.

Nailsworth CLT could support rural CLTs in the surrounding parishes.

Minimum development size for the CLT would be 2 dwellings. Housing Associations work to a level of at least 15.

Nailsworth's Housing Needs Survey is now 4 years old.

The board would like to start to have a higher profile to extend the debate on different models of providing housing.

The board would like to find different ways of communicating with SDC officials and counsellors the building of new homes should trump everything else. The objection to LAP is an obstruction to the building of new homes.

5. Progressing the Lawnside Scheme.

5.1. Legal Docs. There have been further delays. The legal documents were returned by Aster to SDC last week have not yet been signed. The architect's scheme did not tie in with the Land Registry boundaries and the CRTB information. This has now been resolved and the current proposed plan has been agreed with gcp. These amendments were necessary before the contract could be signed. The transfer plan does not include the 5m wide road, but the 1m pavement on either side of the road will be transferred and Aster will have a lease on the pavements. The pavements could be the subject of future negotiations with GCC for them to be adopted. Aster Investment Panel is still expected to meet on 17th January.

CLT signature on the contract: Mike Levett proposed and Keith Angus seconded that Ian Potts should be authorised to sign the contract. The board unanimously agreed.

Actions: Steve will contact Alison Fisk at SDC to clarify if the sale agreement will be ready by the end of the week (19th January) (email response circulated 18th January).

Ian P will confirm with Karl our understanding of the road / pavement issue (email response circulated 17th January) Ian P will also confirm with Karl / Aster that the Investment Panel is still on 17th January. (email on 17th confirming this and that the 'contract signing' meeting is 23rd January)

5.2. Specification. No change as far as we know.

5.3. Funding. Grant funding of £70,000 per unit is being sought from the HCA. Aster expect this to go through. Aster have funds that they can apply to cover the balance of the cost.

5.4. Programme. No change is expected. We are expecting Karl to gain authority to act this week, but the delay in the signing of the papers could cause a delay. We are expecting to start work this financial year.

6. Other Potential CLT Projects.

6.1. Nupend Farm, Horsley. No update from Ian C.

7. Current Financial Position.

7.1 TLT (solicitors) have spent more time than expected.

Action: Jonathan will check how much TLT have billed to date.

7.2 Future decisions will be needed on whether we would like the ground rent to be paid as a lump sum or as an annual figure and how the money will be used.

Action: Ian P will bring the figures and any further details to the board.

8. Schedule of Meetings. Agreed for 2018, starting with February, as second Monday in every month.

9. Any Other Business.

9.1 Data protection

Action: Jonathan will email NCLT for guidance on what the new GDPR act means for the details of the CLT members and how we protect the data.

9.2: Town Meeting will be at the end of April / beginning of May and will follow a similar programme to 2017.

Wendy Gerard, Member of the Board, 24th January 2018

Signed

Ian Potts

Chair, Nailsworth CLT

Outstanding Matters

***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.**

***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.**

***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.**

* 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.**