

Notes of the Nailsworth Community Land Trust Steering Group Meeting.

Monday 9th March 2015. Town Hall Council Chamber.

Present: Ian Potts (Chair), Ian Crawley (Acting Secretary), Jonathan Duckworth (Town Cllr), Sue Levett, Mike Levett, Joyce Affleck, Bill Affleck, Keith Angus, Heather Davis, Sally Millet (Forest Green Resident's Association).

Apologies: Steve Robinson, Elizabeth Francis, Robert Burford.

Items

1. **Apologies:** Steve Robinson, Elizabeth Francis, Robert Burford

2. **Notes of meeting** held on 9th February 2015 agreed.

3. **Matters Arising.**

Item 3a - Concern at possible removal of Heras fencing by SDC before site formally handed over as this could allow indiscriminate parking or other unauthorised temporary uses. **Action: Ian C** to raise with SDC (AN).

Item 3c - Fit For Purpose. Meeting of Ian C, Ian P and Bill to be arranged. **Action: Ian C.**

Item 3d - Date to be agreed with Aster Homes for evening presentation on financial model. 7pm Monday 23 March in the Council Chamber confirmed with Sarah Knight of AH and five members of the Eastington CLT SG. **Action: All to diary and attend.**

4. Establishing the CLT.

4.1. Funding.

a) Ian C confirmed process for spending £1000 allocated from the CLT Start Up Fund for the preparation of a Business Plan as follows - acceptance of Plan by the SG; confirmation to Wiltshire CLT (for whom Ian C now works as a volunteer) and the CLT Fund; Wiltshire CLT to invoice CLT Fund.

b) Ian P confirmed £4000 from the CLT Fund. Action: Ian P to formally confirm acceptance with the CLT Fund, after clarifying breakdown of anticipated legal costs from CLT SG solicitors, Battens.

c) Jonathan confirmed approval of £500 for the CLT SG for 2015/16; and that he was finalising schedule of expenditure against allocation of £500 for 2014/15. **Action: Jonathan.**

4.2. Legal Form. Ian C explained that the National CLT Network who would process the registration of Nailsworth CLT as a Community Benefit Society are in the process of sorting out with their solicitors a minor amendment to the Model Rules. This would be cleared in approx. 10 days. **Action: Ian C to progress with NCLTN.** PS: The formal title would be Nailsworth Community Land Trust Limited, but the Limited need not always be used.

4.3. Business Plan. Risk matrix provide by Mike agreed with quarterly review by the SG to be programmed. Mike thanked by the SG. **Action: Ian C** to redraft overall plan within new framework provided by Mike.

5. The Lawnside Development.

5.1. **CRTBO process and timetable.** Ian P outlined that following the meeting with Ricardo Rios, SDC Neighbourhood Planning Officer on Friday 27th Feb. (notes previously circulated) the following actions were agreed:

* cancellation of meeting with Holly Simpkins, SDC Planning Officer, as premature. **Action: Ricardo.**

* preparation of report on seeking nomination of the civil parish of Nailsworth as a Neighbourhood Area for the purposes of exercising the powers contained in the Locality Act 2011, particularly the CRTBO. **Action: Ian C.**

* seek decision by Nailsworth Town Council on 17th March. **Action: Jonathan.**

* Review timetables for consultation and overall scheme in light of SDC advice that no substantial public consultation on the scheme should take place before the meeting of SDC Environment Cmte on 17th June,

when it is anticipated that Neighbourhood Area status would be approved. **Action: AH and gcp Chartered Architects.**

5.2. The question of whether to pursue the planning route and accept the Right To Acquire (RTA) will apply to the CLT's homes ? Also what if the electors approve the CRTBO scheme, but not the removal of leasehold enfranchisement ?

After discussion it was agreed that:

a) the homes staying in the CLTs ownership in perpetuity was important for SDC, the Town Council and the SG, and that the CRTBO route should therefore be pursued, even though it was likely to take longer and was more of a risk in obtaining approval.

b) if the CRTBO was not approved in the referendum, the SG would wish to review the reasons why and then seek planning approval for the same or an amended scheme, even though the RTA would then apply.

6. Membership. Jonathan reported one new member. Agreed to undertake membership drive when NCLT incorporated and AGM planned.

7.Promotion & Publicity.

a) **Letter to those immediately adjacent to the Lawnside Site.** Agreed Ian C would circulate letter hand delivered in march 2014 and if the SG agreed draft an update to be delivered. **Action: Ian C.**

b) **Communications Protocol.** Noted now agreed.

c) **Question & Answer schedule on website.** **Action: Ian C** to provide Jonathan with final version.

d) **Overall approach to publicity in the context of the uncertainty about the CRTBO timetable.** Agreed to focus on the SG moving the project forward through the certain procedures; that the CRTBO approach was groundbreaking nationally; that the CLT was creating a legacy for future generations of Nailsworth residents; and that we should look at profiling some of the people who could benefit from the homes to be provided.

e) **Nailsworth News.** Agreed to provide article for May edition on seeking Neighbourhood Area designation to enable the CRTBO route to be pursued. **Action: Joyce to draft.**

f) **Website activity.** Jonathan reported 170 unique visits a month.

8. Any Other Business.

a) **Bunting Hill/Lawnside traffic closure.** Mike notified the group that he had met Town Cllrs. Myles Robinson and Steve Robinson on site on 2nd March and was organising a petition to the Town Council.

b) **Sharing key documents.** **Action: Ian P and Jonathan** to look at setting up Dropbox site for SG members..

9. Meetings.(7.30pm in the Council Chamber)

13 April / 11 May/ 8 June(to include Risk Review)/13 July . **Action: All to diary.**

Author: Ian Crawley / 11th March 2015.

Circulation: Those present plus SDC Nailsworth Cllrs; Aster Homes (SK and KH) and SDC (AN)