

## **Minutes of the Nailsworth Community Land Trust Board meeting held on Monday 10th February 2020 at Nailsworth Town Hall Council Chamber (1st floor)**

**Present:** Board members - Elizabeth Francis, Kevin Hibbs, Ian Potts (Chair), Keith Angus, Wendy Gerard, Jonathan Duckworth, Steve Robinson, Ian Crawley (Secretary).  
In attendance - Carl Ranscombe, NCLT member.

### **Items**

**1. Apologies.** All present.

**2. Board membership. Unanimously agreed that Carl Ranscombe should be co-opted on to the board. Action: Carl** to complete the Conflict of Interest form.

**3. Minutes of the Board Meeting held on 13<sup>th</sup> January 2019. Agreed.**

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

### **4. Matters arising not on the Agenda.**

Secretary confirmed NCLT comments on the draft Stroud Local Plan had been submitted and whilst outside the consultation period, they had been accepted by SDC. They had been passed to Jonathan to be placed on the NCLT website.

### **5. Lawnside Issues.**

**5.1. Overgrown and weedy outside planted spaces.** Wendy reported that she had been informed by Aster that Ground Control had been appointed to undertake 10 visits between November 2019 and March 2020. Directors present who regularly pass the site confirmed that in their opinion there had been no visits or any obvious action taken to tidy the external landscaping. **Action: Wendy** to raise with Sam Hale.

**5.2. Repairs required to lower car park boundary.** Wendy confirmed that Aster had made clear that as no works had been undertaken to this wall as part of the development, any repair was not their responsibility. **Action: Chair** to provide Kevin with contact details for the neighbours. **Kevin** to talk to the neighbours.

**5.3. Success of Local Lettings Plan.** The postcodes had been provided by Aster and showed nine of the ten were from within Nailsworth. The remaining postcode is for Avening/Tetbury. **Action: Wendy** to seek clarification from Aster.

**5.4. Monitoring & Review Process.** Wendy reported that Aster had been notified that Kevin and Keith will represent the CLT with Ian P as reserve.

**5.5. Customising Aster's Home User Guide** for Valley View tenants. Wendy and Ian had met on 13th January and agreed changes/additions, which will be passed to Aster and then to Eastington. **Action: Wendy and Secretary.**

**5.6. Snagging. Action: Keith** to complete review of schedules provided by Aster.

**5.7. As Built suite of documents.** Wendy reported these were still awaited in Dropbox.

**5.8 Swift Boxes.** Wendy reported request currently with Aster's asset team for decision.

**5.9. Damaged lower car park entrance wall.** Noted no repair as of 9th February. **Action: Wendy** to check with Sam Hale.

**5.10. SDC land by Dark Lane footpath.** Steve reported that NTC progressing with erection of fence with NCLT meting the materials costs.

### **6. Other potential CLT developments.**

**6.1. Land off Tetbury Lane.** The consultants have been paid by cheque for the topographical survey, following receipt of the grant from SDC. Aster confirmed the feasibility work on the potential access to the site is underway.

**6.2. Library, Mortimer Rooms & NTC offices complex.** Jonathan reported no progress.

**6.3. Small SDC garage/parking area adjacent to No.62, Lawnside.**

6.3.1. Meeting at SDC arranged for 3.30 pm on Tuesday 11th February. **Agreed attendees - Ian P, Ian C, and Steve.**

6.3.2. Agreed that a range of Registered Providers including Gloucester City Homes, Aster Homes, Two Rivers, Guinness and SDC should be approached to be contracted to provide the management and maintenance of the homes provided, once agreement has been reached with SDC for the CLT's freehold purchase.

6.3.3. Agreed the CLT would wish to emphasise eco-credentials in the new development.

**6.4. Land accessed from west end of Bunting Hill.** Agreed worth pursuing via letter to Guinness seeking commitment to transfer at no cost. This would provide a basis for approaching the landowner and then a subsequent application to HE for grant to undertake feasibility studies. **Action: Secretary** to draft letter.

## **7. Current CLT Financial Position.**

**6.1.** Balance is £694.63. First year's ground rent for Valley View due in March. **Action: Chair** to check terms of the lease for start date and **Jonathan** to invoice Aster.

## **7. Any other business**

**7.1. Directors Liability Insurance.** May need to be expanded, if the CLT proceeds with undertaking a development directly. **Action: Secretary** to explore.

**7.2. Future of Community Housing Fund.** **Action: Secretary** to draft letter to MP to seek funding in the March Budget extending CHF for at least three years beyond March 2020.

**8. Schedule of Meetings. Next meeting - 9th March ( Apols: Steve); 20th April (NB: new date), 11th May; 8th June, 13th July.**

## **9. Outstanding Actions.**

9.1. Bath University is involved in innovative building techniques. **Action: Carl** to explore.

9.2. Website Update. **Action: Jonathan and Keith** to meet.

9.3. Q&A Update. **Action: Secretary** to provide to Jonathan.

**9.4. Opposite bank.** Agreed NCLT to spread wildflower seeds. **Action: Secretary.**

**Author:** Ian Crawley 14th February 2020

Signed

Ian Potts, Nailsworth CLT Chair