

Minutes of the Nailsworth Community Land Trust Board meeting held at 7.00pm on Monday 14th October 2019 at Nailsworth Town Hall Council Chamber (1st floor)

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

Items

1. Apologies. Ian Crawley, Elizabeth Francis

2. Minutes of the Board Meeting held on 16th September 2019. Agreed.

Action: Jonathan to place on the website.

3. Matters arising not on the Agenda.

Item 3.3. Land at top of Dark Lane. SDC response is still being sought **Action:** Steve.

Item 3.4. Route map of the NCLT Journey. Awaited. **Action:** Secretary to draft.

Item 3.5. SDC Local Plan Review. Ongoing **Action:** Steve.

Item 4.1. Snagging List awaited. **Action:** Chair

Item 4.4.1. Overgrown outside planted spaces. **Action:** Chair will raise with Karl

Item 4.4.2. Review Report on process and lessons learnt. **Action:** Secretary

4. Lawnside.

4.1 Letter to tenants from CLT.

No responses.

4.2. Local Lettings Plan.

Aster reviewing.

4.3. Aster Home User Guide.

Aster reviewing

4.4. Collapsed dry stone wall.

A length of wall below the hard standing to the houses fell on 29th September after heavy rain. **Action:** Chair will refer this matter to Aster along with the overgrown outside planting spaces.

5. Other potential CLT developments.

5.1.1. Land off Tetbury Lane.

Application for grant from Community Housing Fund to meet the cost of a topographical survey has been made to SDC. No reply has been received yet. The business case that has been submitted was circulated to Board members on 7th October.

5.1.2. Library, Mortimer Rooms & NTC offices complex.

Jonathan reported that there has been no progress but is aware of a possible precedent elsewhere. **Action:** Jonathan will follow up.

5.1.3. Small SDC garage/parking area on Lawnside opposite the junction with Bunting Hill.

Steve reported that he has received an email from Nick Stewart, surveyor SDC. There is access to the back of the premises. The garages will be vacant by Christmas.

This site is part of the Housing Revenue Account overseen by Chas Townley. Steve has spoken further with Chas Townley about the cost of the site for NCLT. Current thinking is that the net cost to the CLT after accessing currently available grants is likely to be low. The site is not commercially attractive. The site could be viewed as an asset of community value, but no action on this at present.

Action: Steve will attempt to speak with Neil Stewart.

5.4 Renishaw Building at Woodchester.

Steve has contacted Chris Pocket and is waiting for him to get back with information from their surveyor about our original request.

Sir David has personally supported community initiatives for which applications are through his PA. The CLT does not currently have a proposed development for which we would seek funding from a personal source.

5.5. Land accessed from west end of Bunting Hill.

Ian C has had a response from Guinness saying "tell us what you want".

Keith has gathered information:

Ownership of the site has not changed.

The site is very overgrown and is therefore difficult to assess.

Guinness still own the "ransom strip" by which access to the site can be gained.

There is the possibility that access could be gained through the FGR site.

David Austin gained planning permission in 2007 for a pair of semi-detached houses.

Action: Keith will put his findings and documents together for Ian C

6. Current CLT Financial Position.

6.1. Balance is £693.63

Action: Jonathan will prepare a financial report for the AGM.

6.2. As Homes England funds to 90%, consider additional costs and possible donors and fund raising options for specific needs eg eco-credentials of properties that we are developing or sponsorship by off site construction manufacturer.

Action: Kevin will seek a local contact for a timber frame supplier.

7. Any other business

7.1 AGM (11th November) Preparations

Mike is standing down at this AGM.

Apologies from Kevin.

Action: Jonathan will send out the proxy form with the online invitations, will refer to the AGM in the Nailsworth News and prepare a small display from his computer; **Wendy** will pin up the AGM Agenda at the Town Hall and make a cake; **Steve** will bring glasses and 2-3 bottle of wine.

7.2 Meeting with SDC leader 2 pm Thursday 10th October

The meeting between Ian P, Ian C, Tom Lowe (Eastington CLT) with Chas Townley and Doina Cornell was cancelled / postponed that morning.

Purpose of the meeting:

To discuss

Community Housing Policy

Community Led Housing

Local plan

Specific sites for small site disposal

The success of Nailsworth and Eastington CLTs

With support from SDC, CLTs could extend to other parishes

Having to apply for CRTBO as an urban CLT

Rural exception sites

The perspective of SDC holding land on trust for the community

CLT is not in competition with SDC

Action: Steve is meeting Doina and will seek a further date.

7.3 VIP visit to Valley View

Possibly still an option from their next round of dates.

Action: Jonathan will enquire.

9. Schedule of Meetings. Next meeting - 11th November (AGM then Board), 9th December.

Author: Wendy Gerard 21st October 2019

Signed

Ian Potts, Nailsworth CLT Chair