

Minutes of the Nailsworth Community Land Trust Board meeting held at 7.00pm on Monday 11th February 2019 in the Council Chamber, Town Hall, Old Bristol Road, Nailsworth, Glos. GL6 0JF

Present: Ian Potts (Chair), Keith Angus, Wendy Gerard (Minutes), Jonathan Duckworth, Elizabeth Francis, Mike Levett,

Items

1. Apologies. Steve Robinson, Ian Crawley, Kevin Hibbs

2. Minutes of the Board Meeting held on 21st January 2019: start time amended to 7.00 pm and agreed.

Action: Jonathan to place on the website.

3. Matters arising not on the Agenda.

Para. 3.4.3. Letter to SDC seeking principle of Local Allocations Policy for Lawnside applying to any SDC homes in Nailsworth vacated through the tenant being allocated to a CLT home: Sent by Chair

Para.3.5.2. Letter to Renishaws: Amended letter sent by Chair

Para 4.4 Should read as "Local Lettings Plan" rather than Local Allocations Policy

Para 4.6 Q&A for CLT website – Ian C to update on progress

Para 6.2 Corporation Tax / HMRC – Ian C to update on progress

4. Progressing the Lawnside Scheme.

4.1. Construction progress. Still on track to be finished mid March 2019

4.2 Lettings. All properties had been allocated. One prospective tenant has subsequently had to be rejected. The property has now been offered to a person who is living and working in Nailsworth.

There has been a high demand for the tenancies.

We acknowledged that the revised draft Local Lettings Plan was circulated on 29th January and that Ian C had circulated his comments. This document has still to be agreed and signed by Aster, Stroud District Council and NCLT.

The lettings are being made on the basis of this draft.

Action: All Board members are asked to review the revised LLP and send comments to the Chair.

4.3. Tree removal & replacement.

a. Adjacent to Fieldways: Chair has confirmed that Aster is willing to agree a tree.

b. Seven Acres bungalow: Chair has confirmed that Aster is willing to agree a tree.

Action. Chair will visit the owners

4.4. Safety of the site boundary fence.

Action: Chair will forward the concerns about Temporary Works to Aster and Gates to support site safety in the final stages.

4.5. Formal Opening Arrangements.

Aster have indicated that NCLT is one of their biggest events of the year.

Aster think that two events are sufficient:

Handover / Occupation event on 11th April. Invitation list to include SDC Chief Executive, Leader, Head of Housing, Housing Strategy, Housing Advice Service; 3 District Councillors; Nailsworth Mayor, Nailsworth Town Council - further 8.

Action: Jonathan to liaise with Aster to agree date and time and clarify with Aster what is usual for resident interaction at the events.

"Official opening": Jonathan is expecting to hear a response from the Lord Lieutenant on a date and an appropriate VIP. When the date is known we will look into booking the Arkell Centre / hiring a cover in the event of bad weather. We would like a tree to be planted at the visit.

4.6. Publicity.

Action: All to contribute suggestions for the content of Ian Potts' speech and a briefing pack to Jonathan, so that the NCLT has its own version of the story of Valley View.

5. Policies.

5.1 We would like to be clear on whether this and any further policies are required of a CLT

Action: Request to Ian C for clarification

5.2 We wish to be clear on SDC's and Aster's Equality policies.

Action: All look up websites.

5.3 Equality Policy: If we have an Equality Policy we would like it to be specific to the interactions in which we engage eg membership, board, tenants, members of the community

Action: All look at Ian C's draft and bring suggestions to the next meeting.

5.4 Sustainability Policy: should we / do we wish to have one?

Action: Keith will look at SDC's Sustainability Policy

6. Other possible CLT developments.

6.1. Tetbury Lane. Action: Secretary to arrange site visit with landowner after the completion of Lawnside.

7. Current CLT Financial Position.

7.1. There is no change.

8. Any Other Business.

Nailsworth Town Council is moving into the Town Information Centre building on 16th March. The address will be Nailsworth Civic Centre. We agreed to change the address of the NCLT and notify the bank and FCA accordingly. We will continue to meet at the Council Chamber

Action: Jonathan will notify as necessary

9. Schedule of Meetings. Next meeting 11th March, then second Monday in every month - 8th April, 13th May, 10th June, 8th July, 12th August, 9th Sept, 14th October, 7th November (AGM then Board), 9th December.

Author: Wendy Gerard 12th February 2019