

Nailsworth Community Land Trust

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Nailsworth Community Land Trust Limited History of the CLT and Lawnside Development Timeline.

2012

- 18th Oct** Nailsworth Town Council (NTC) held a training evening on CLTs.
- 20th Nov** NTC agreed to commission a Housing Needs Survey from Gloucestershire Rural Community Council and to explore potential development sites for a local CLT scheme with Stroud District Council (SDC).
- Nov 2012** the SDC Executive agreed that small sites owned by the Council could be considered for CLT and self-build development.

2013

- 12th Apr** Meeting with SDC members and officers agreed SDC support for a local CLT.
- May** Housing Needs Survey report published, showing 52 households seeking affordable housing.
- 14th Oct** public meeting in the Town Hall on having a local CLT, attended by 50 people. Those present were asked to join the embryonic CLT for £1 for life and also indicate if they were interested in being part of the Steering Group.
- 4th Nov** NTC approved £500 grant towards costs of setting up local CLT.
- 11th Nov** public meeting in the Arkell Centre in Forest Green on having a local CLT, attended by 11 people.
- 19th Nov** NTC agrees to set up a CLT SG and appointed two councillors as NTC representatives.
- 12th Dec** First CLT Steering Group meeting agreed membership, group status, and programme of actions. Attended by three town councillors, two district councillors and seven residents with five apologies, from the then 30 CLT members.

2014

- 24th Feb** CLT Open Meeting with presentation on the Wessex CLT approach by Steve Watson.
- 24th Feb** Steering Group agreed to seek a Housing Association partner.
- 20th Mar** SDC Housing Committee agreed to officer discussions with NCLT on a possible CLT development of a SDC-owned site, with one year to put together a proposal .
- 24th Mar** SG agreed terms of reference, register of interests, communications and publicity arrangements.
- 22nd Apr** Aster Homes appointed as HA partner. 150 NCLT members.
- 16th Jun** SG agreed vision and aspirations for the CLT.
- Jul** Quattro architects provide sketch layout options.
- 10th Sep** National CLT Start Up Fund Stage 2 approval of £1000 to prepare a Business Plan.
- 28th Oct** SDC Housing Cmte resolved to sell the Lawnside site for £1 to NCLT.
- Dec** gcp architects (Bristol) appointed.

2015

- 25th Feb** National CLT Start Up Fund Stage 3 approval of £4000 to meet legal costs.
- 9th Mar** SG agreed External Communications Protocol for Lawnside.
- 16th Jun** Lawnside site visit by Homes & Communities Agency.
- 18th Aug** Registration of Nailsworth Community Land Trust Limited by the Financial Conduct Authority as a Community Benefit Society No.7192 under the Co-operative & Community Benefit Societies Act 2014
- 12th Oct** NCLT Ltd Annual General Meeting.
- 9th Nov** Inaugural Board meeting with seven Directors and one councillor representing NTC and SDC.
- 14th Dec** Membership Policy adopted.
- 23rd Dec** Special Board meeting to agree scheme design.

2016

- 4th Jan** Board agrees Environment Policy.
- 11th Jan** Community Right To Build Order (CRTBO) submission to SDC. This is a procedure provided through the Localism Act 2011 that enabled the CLT to remove leasehold enfranchisement and gain planning consent through a referendum. This approach was required because having a population of over 3000 means Nailsworth is classified as an urban area and cannot therefore benefit from the Rural Exception Site planning policy which automatically excludes the Right To Buy for tenants of rented local authority homes and the Right To Acquire for rented Housing Association homes.
- January** NTC approves £1000 grant.
- 27th Jan** formal SDC consultation on CRTBO submission commences. Finished 9th Mar.
- 31st Mar** Lloyds Bank account opened
- 16th Jun** SDC Environment Committee approved CRTBO submission for referendum.
- 18th Aug** CRTBO referendum. The result was as follows: Yes = 965 votes (84%), No = 190 votes (16%). Turnout = 25%.
- 12th Sep** NCLT Ltd Annual General Meeting approves seeking partial amendment to the CLT's Rules .
- 14th Nov** Board appoints TLT (Bristol) as CLT's solicitors.
- 27th Oct** SDC Full Council meeting resolved that the Nailsworth Community Right to Build Order is made, in effect granting planning permission for the proposal described in the Order.
- 12th Dec** Board agreed submission to Ecotricity expressing interest in being involved in the redevelopment of The New Lawn for affordable housing; and to SDC in respect of the redevelopment of Ringfield Close.

2017

- Jan** NTC approves grant of £2000 to NCLT.
- 26th Jan** Meeting at TLT's offices to review the draft legal docs. i.e. Land Transfer, Lease and Tripartite Contract.
- 13th Apr** FCA registers partial amendment to the CLT's Rules to avoid automatic disqualification from the Board and CLT membership of a Director unable to attend a number of Board meetings .
- 24 Apr** NCLT Display Board at Annual Town Meeting.
- May** E.G.Carter of Gloucester appointed as contractor to build the Lawnside scheme via a design and build contract.
- 20th Sep** in principle approval of the Lawnside scheme by Aster Investment Panel.
- 9th Oct** NCLT Ltd Annual General Meeting.
- 13th Nov** Board agreed build cost of £2142 per sq m due to site/ground conditions and final internal and external specification for the homes.
- 11th Dec** Board agreed external colour scheme.

2018

- 23rd Jan** Project funding of £5K per home approved by Aster Investment Panel, subject to Homes England grant approval.
- 7th Feb** Grant of £67K per home approved by Homes England.
- 27th Feb** Legal documents signed by Aster.
- 28th Mar** start on site by E.G.Carter
- 5th Apr** Turf-cutting Ceremony
- 18th Apr** NCLT letter delivered to surrounding residents
- 20th Apr** E.G.Carter first of regular letters to surrounding residents
- 25th Apr** E.G.Carter start to demolish garages (2 weeks)
- 14th May** General Data Protection Regulations policy agreed.
- 18th May** Severn Trent on site until 29th May to divert water main.
- 17th Jul** Foundations in place for the six flat block.
- 23rd Aug** Foundations in place for three, two bed terraced house.
- 15th Sep** Wood frame construction commenced.
- 10th Oct** SDC confirm Valley View as location of Lawnside development.
- 12th Nov** AGM.
- 10th Dec** Board agrees one year starter tenancy then an assured tenancy, assuming all has gone well with the first year; with assured tenancies on occupation for all transfers.

2019

- 21st Jan** Flats completed . Tests required for practical completion, e.g. air permeability and 45db acoustics, to be undertaken.
- 11th Feb** Aster confirmed all ten properties allocated to tenants with local connections at affordable rents.
- 18th Mar** formal completion of 10 home development.
- 11th Apr** Formal celebration of completion and occupation of the Lawnside development.
- 27th Apr** Annual Town meeting. The CLT was presented with the Town Shield. The Mayor said:

“It is rare that community need drives community effort to make such a difference as this group has. It has been a very long process, with significant hills to climb to reach the end result. But what an end result! 10 new homes, belonging to the town forever, for affordable rent, to be let to people with a Nailsworth connection.

This organisation has over 230 members, and is run by a Board. Their tenacity and commitment have seen this project through. If you haven't yet been up to Valley View, go and have a look. It is an astonishing example of community power achieving great things. I would like to recognise what Nailsworth Community Land Trust has done for our town, by awarding them the Town Shield”.

- 26th Jun** site visits with SDC planner and Homes England contact to consider potential new CLT developments.
- 12th Aug** Board approves revised Environment Policy.
- 19th Aug** Site visits with Aster Homes to consider potential new CLT developments.
- 6th Nov** Offer from SDC of grant of £2630 plus VAT to enable a topographical survey to be undertaken for site access for a potential development site off Tetbury Lane.

2020

- 28th Jan** Board approved submission to Stroud DC with comments on the Consultation Draft of new Local Plan policies.
- 30th Jan** Confirmation from Aster Homes of source post codes for the tenants of all ten properties at Valley View being allocated to local people in housing need in accord with the Local Lettings Plan.

Author: Ian Crawley/NCLT Secretary/31st January2020