

**Minutes of the Nailsworth Community Land Trust Board meeting held at 7.45pm on Monday 21st January 2019** in the Council Chamber, Town Hall, Old Bristol Road, Nailsworth, Glos. GL6 0JF

**Present:** Ian Crawley(Secretary), Ian Potts (Chair), Keith Angus, Wendy Gerard, Jonathan Duckworth, Elizabeth Francis, Mike Levett, Kevin Hibbs.

**Items**

**1. Apologies.** Steve Robinson

**2. Minutes of the Board Meeting held on 10<sup>th</sup> December 2018** agreed.

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

**3. Matters arising not on the Agenda.**

Para. 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. **Action: Chair** to send.

Para.5.2. Letter to Renishaws seeking CLT use/ownership of the two vacant residential buildings on the Woodchester site for homes. **Action: Chair** to add reference to draft letter on CLT membership and eligibility for the allocation of tenancies, including those who work in Nailsworth.

**4. Progressing the Lawnside Scheme.**

**4.1. Construction progress.** Noted that the rendering had been delayed due to bad weather - three days without rain and temperatures above 3 degrees C required. Completion now likely in March. Flats completed. Noted that tests required for practical completion, e.g. air permeability and 45db acoustics, could be undertaken now.

**4.2. Tree removal & replacement.**

a. Adjacent to Fieldways. Noted there were no TPOs on site and fewer trees had been removed than in the CRTBO consent. However, visibility was possible from the upper floor of the flat block into Nos. 1,2 and 3 Fieldways. **Agreed** a site inspection once the scaffolding had been removed to look at the planting of a semi-mature tree to fill the gap. **Action: Chair with Aster.**

b. From Seven Acres bungalow to and from the rear of the houses. **Agreed** as no space for planting existed on the development site, offer of the planting of a semi-mature tree in the garden would be made. **Action: Chair with Aster.**

**4.3. Drains.** These cannot be completely adopted by Severn Trent because parts are too near the foundations and the properties. Aster is sorting this out.

**4.4. Local Allocations Policy .** Noted this is still to be signed off. **Action: Chair to raise with Aster.**

**4.5. Tenancies.** Current situation is seven are allocated, although only one is a move within Nailsworth. Noted the wish of the Board to receive information on the final ten lettings - originating postcode and whether a transfer from social housing. **Action: Chair.**

**4.6. Formal Opening Arrangements.** **Action: Jonathan** to liaise with Aster.

**4.7. Publicity.** **Action: Jonathan** to liaise with Aster. **Ian** to draft Q&A for CLT website.

**5. Other possible CLT developments.**

**5.1. Tetbury Lane.** **Action: Secretary** to arrange site visit with landowner.

**5.2. Maltings, Tetbury Lane.** Noted that there was a planning application for consultation by a private developer.

**6. Current CLT Financial Position.**

**6.1.** Noted there was £834.63 in the account.

**6.2.** Noted that the CLT should have been submitting a nil return in respect of Corporation Tax to HMRC. **Action: Ian** to seek examples from elsewhere and an accountant to undertake a formal return, if necessary.

**7. AGM.** There were no matters arising from the AGM that the Board needed to consider.

**8. Any Other Business. None**

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

**Author:** Ian Crawley 22nd January 2019.