

Minutes of the Nailsworth Community Land Trust Board meeting held at 7.00pm on Monday 13th May 2019 in the Council Chamber, Town Hall, Old Bristol Road, Nailsworth, Glos. GL6 0JF

Present: Ian Potts (Chair), Keith Angus, Wendy Gerard, Jonathan Duckworth, Mike Levett, Elizabeth Francis joined by Rob Burford

Items

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

2. Minutes of the Board Meeting held on 8th April 2019. Agreed.

Action: Jonathan to place on the website.

3. Matters arising not on the Agenda.

3.1. Q&A on lettings for CLT website – **Secretary** to complete, following LLP agreement.

3.2. Website – January to April Minutes to be added. **Action: Jonathan.**

3.3 Land at top of Dark Lane. **Action: Jonathan** will explore with **Steve**

3.4 Positive comments received at the opening event on 11th April.

3.5 Press reported on the opening event.

3.6 Route map of the NCLT Journey with key lessons for future projects and other CLTs.

Action: Secretary to draft.

3.7 SDC Local Plan Review. **Action: Secretary** to draft comments

4. Progressing the Lawnside Scheme.

4.1. Development progress. Completion and handover have been completed

4.2 Letter to tenants. Action: Wendy to draw together a final version from the various drafts and to consider including reference to nesting boxes. **Action: Chair** to send

4.3 Local Lettings Plan. Has not yet been agreed with Aster **Action: Chair** to finalise with Aster.

4.4. Boundary Planting. Mike is in direct contact with Karl re planting a container grown hawthorn in the near future.

4.5. Nesting Boxes. As the tenants are already occupying their homes the CLT is not willing to impose on the tenants. However we are willing to tell them of the scheme and inform them that they would need to take their requests to Aster Homes for their approval if they wish to install a nest box. We note that Cotswold District Council requires new developments to incorporate swift nest boxes. We support including the installation of swift nest boxes in the planning applications for future NCLT developments. We will include reference to swift nest boxes in the draft revised Environment Policy. We support an article being placed in the Nailsworth News. We will remain mindful of this issue.

4.6 Further formal openings / events. Remains a possibility. **Action:** Consider who we would like to invite and who we would to run it in preparation for the June meeting
All

5. Other possible CLT developments.

5.1. Tetbury Lane. Site visit took place on 12th April. The site fits with all the CLT policies. It is an exception site, so only the CLT could gain planning permission. The site cost should reflect farmland prices. It is a quite steep and difficult site. A traffic speed survey at the junction of Tetbury Lane and the A46 has already been done within the context of other planning applications and suggests that speeds are slow. There are visibility issues on turning into Tetbury Lane. There has been a resubmission for additional development at The Maltings. Further site meeting planned with John Longmuir, SDC planning officer. **Action: Secretary** to chase

5.2 Renishaw Building at Woodchester: no response to letter. **Action: Secretary** to seek reply

5.3. Library, Mortimer Rooms & NTC offices complex. Joined by Robert Burford to consider the potential redevelopment involving the CLT. Keith has already prepared measured drawings for NTC. Issues considered were:

1. Additional housing: Probably one bedroom "loft" accommodation. SDC is keen on increasing housing. The CLT is committed to trying to achieve housing with no right to buy and at affordable rents at 60% of market rent.
2. Income for CLT: the CLT is not seeking to make money from its schemes to reinvest. It currently does not wish to seek registration as a registered provider in order to receive the rental income.
3. Economic and sustainable construction: Robert is involved with a selfbuild cooperative and imagines a timber frame construction wrapping around the existing building. Part of the current building contains asbestos. The CLT is interested in hearing more about this possibility.
4. Enhanced aesthetic in the town centre: the CLT supports working to improve the appearance of this part of Nailsworth.
5. Increased security in the town centre as a result of more people living there: a potential.
6. Funding: there is the potential to applying to Homes England for grants. Kit Malthouse, Housing Minister has introduced £6million for community led affordable housing. The CLT, as a community led organisation, would expect to apply for such grants if involved with the development of the complex. Interest rates to borrow money are relatively low
7. Ownership of the complex: NTC has a number of assets in the town and could consider different ways of identifying them as community resources. NTC and GCC own parts of the property. Extent of the site unclear – where does Anchor/ Hanover site end? Ownership of the complex could be a complication and hold up progress.
8. Cost of site: is it possible that there could be a 0% cost for the site that could help to make the proposal viable?
9. Parking: may be a challenge
10. As this is a public building in a prominent place, consultation with Nailsworth residents will be important. CLT will need to debate and be robust.
11. The CLT would be pleased to hear further information from Robert on a "pro bono" basis particularly on SIPs (Structural Insulated Panels). If a stage is reached when payment for services is potentially involved, the CLT would consider its options as a community led organisation.

Consideration:

Why would the CLT be doing this? What would be the benefit to the town? Who would we be doing this for - possibly young people, people with extra care needs ...?

Next steps for CLT:

- a) Business plan
 - b) Feasibility study –apply for grant funding
- Action: Secretary** to arrange Homes England site visit to explore grant for feasibility.

5.4. Small SDC parking area on Lawnside opp.end of Bunting Hill. Not discussed.

Action: Secretary to arrange Homes England site visit. **Steve** to explore transfer with Council colleagues.

5.5 Priorities: CLT will follow up on all four possibilities to establish which we should concentrate on for our next project(s).

6. NCLT Policies.

Review of Environment Policy: Action: Wendy will go through the current policy and subsequent comments and prepare a draft that reflects the purposes of the CLT in consultation with **Keith** and return to the Board.

7. Current CLT Financial Position.

7.1 £693.63 in the bank

7.2. The ground rent income will be £2080 per year, payable one year in arrears on 13th March so first payment will be Mar 2020. Indexation will be in line with Consumer Price Index.

7.3. Corporation Tax / HMRC – No action is needed until we start to receive the ground rent income ie 2020.

8. Any Other Business.

8.1 A Community led Housing Hub for Gloucestershire. Secretary attended a meeting on 2nd May called by GRCC at their offices, where a decision was made for GRCC to apply for a Community Housing Fund grant to provide a county-wide CLH Hub to provide advice and support to communities and groups seeking to build community led housing.

8.2 Town Shield.

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".

8.3 Aster Home Users Guide. There is no mention of the CLT in the document and the information on Nailsworth is inaccurate. **Action:** Draft a letter to Aster requesting more input on the locality information and for a statement on the CLT to be included. **Wendy** to prepare initial draft.

8.4. National Housebuilding Awards. Aster have put Valley View / Lawnside forward for the NHA Community Project Award category

8.5. Proforma to record the process from the start of each project. Action: All Consider who will draft at June Meeting.

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

Author: Wendy Gerard 20th May 2019

Signed

Ian Potts

Nailsworth CLT Chair