



## **Minutes of the NCLT Board meeting held on Monday 4th October 2021 at The Mortimer Room, Old Market**

**Present:** Kim Massey (Chair), Wendy Gerard, Ian Crawley( Secretary), Jonathan Duckworth, Liz Odell, Steve Robinson, Keith Angus, Carl Ranscombe, Robert Burford.

### **Items**

**1. Apologies.** Kevin Hibbs.

**2. Declarations** of Interest. None.

**3. Minutes** of the Board Meeting held on 9th August 2021. Agreed. **Action: Secretary** to send pdf to Carl to be placed on the website.

**4. Open Actions/Items Now Due.** All completed where not overtaken by events or repeated below .

### **5. Sites**

**5.1. SDC former garage site adjacent no, 62, Lawnside.** Decision as to whether to proceed and what actions then required.

Noted that following a site survey and per-application discussions it was decided only two one-bed flats could be accommodated on site. The draft business case had been circulated and discussed amongst the Board on-line. Following the Chair's revised financial appraisal, the gap could only be bridged by a substantial grant. This was only likely from Homes England, but access to their Affordable Homes Grant Programme was only via a RP. Two Rivers HA, Cirencester Housing Society and Gloucester City Homes had been contacted. Two Rivers considered it was outside their favoured area and too small. CHS wished to review the business case and had not come back. GCH had not replied.

The Board agreed :

a) Not to proceed with this site, in light of

(i) the size of the financial gap;

(ii) the belief that a Community Share Offer was unlikely to be successful for such a small scheme;

(iii) the lack of interest from a Registered Provider to partner with the CLT; and

(iv) the amount of risk the CLT would be taking on.

b) to write to SDC to inform them, explaining the work undertaken and the reasons for not proceeding. **Action: Secretary** to draft and circulate for comment.

**5.2. Other potential SDC garage sites which have been agreed by Housing Committee for freehold disposal.** Following a walkabout by the Chair and Secretary with Cllr. Robinson on Friday 1st October and their verbal report back to the Board, it was agreed that no feasibility work would be carried out or commissioned on any of the sites prior to obtaining partnering interest from a RP; and that the Secretary would contact GCH. **Action: Secretary.**

**5.3. The New Lawn Stadium site.** Noted that this was in the freehold ownership of Ecotricity, the owners of FGR FC, but that GCC retained an interest on disposal ; that an outline planning application for 90 homes had never been determined; that the Club intended to occupy a new training ground adjacent to the proposed new stadium site by November 2022, with no information on when the new stadium might be built; and that the CLT had made a submission to Ecotricity at the time the New lawn site application was submitted. The Board agreed that the CLT should continue to seek an interest/involvement in the development of new housing. **Action: Secretary** to circulate the previous submission.

**5.4. Field opposite the FGR stadium.** Keith noted that half the field was included in the new draft Local Plan, which was now with the Planning Inspector. This is being allocated for housing, which leaves the potential of the remaining half being a community led housing scheme.

**5.5. The Civic Centre.** Noted that the Town Council may consult on the principle of redevelopment for civic, commercial and housing use, in the autumn. The Board re-iterated its desire to be involved in some way in the provision of housing, in line with the project initiation document previously agreed.

**5.6. Denlys Yard, off Old Bristol Road.** **Action: Wendy** to provide secretary with contact details for the owner.

**5.7. Overview of development opportunities.** **Action: Jonathan** to produce an OS map enabling a review of all potential development sites, particularly those around the civil parish boundary and Keith and Carl to review with him.

**6. Policies.** **Action: Jonathan** to circulate four updated texts for comment and agreement . **Action: all to comment.**

**7. Communications.**

**7.1. Website.** Carl confirmed it is up to date.

**7.2. Leaflet.** Carl reported the new leaflets will be available this week.

**7.3. Nailsworth News.** Article for the November edition. **Action: Jonathan** to provide HNS content and **Secretary** to draft article including call for land or property for circulation for comment. .

**8. Membership.**

**8.1. Tidying the membership List.** Carl reported he has completed reviewing the list and had produced a letter to be delivered to members without an email address. Action: Carl to send letter and access to list to Secretary, who will deliver.

**9. Any Other Business.**

**9.1. AGM.** Agreed 7 pm Monday 13th December. **Action: Jonathan** to check main Town Hall availability. Draft notice and invitation had been circulated to Board members on 4th October for comment. **Action: All.** Publicity to be in December edition of Nailsworth News. **Action: Jonathan.** Chairs report to be drafted. **Action: Secretary.**

**9.2. Valley View.** Noted Kevin Hibbs was meeting Aster Homes and their contractor on 5th October to review the collapsed wall in the adjacent property. Noted Steve had been contacted by a local resident concerned about the bins being left out and the extent of regular car parking on the road between the homes. **Action: Secretary** to write to Aster.

**10. Next Meeting.** Monday 13th December after the AGM.

Meeting closed 8.05pm

Author: Ian Crawley/Secretary/5th October 2021.