

Nailsworth Community Land Trust (NCLT)
Board Meeting Minutes
Monday 28th March 2022; Time: 7:00pm
Mortimer Rooms, Nailsworth
Prepared By Ian Crawley, Secretary



Present: Kim Massey (Chair), Ian Crawley (Secretary), Keith Angus, Carl Ranscombe, Liz Odell.

Items

1. **Apologies.** Kevin Hibbs, Jonathan Duckworth, Steve Robinson.

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

3. **Minutes** of the Board Meeting held on 7th February 2022. Agreed.

Action: Ian 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. **Overview of development opportunities.** Carl outlined that following the sub-group (Carl, Keith, Ian, Jonathan) meeting on 15th March, where over 25 potential development sites were reviewed, a spreadsheet was produced and three parameters were used for prioritising the sites for more detailed work and discussion with SDC officers:

- site size (to accommodate at least 5 homes and assuming 45 homes per hectare);
- flood risk;
- relationship with the settlement boundary, assuming sites adjacent on the outside could be rural exception sites, thereby avoiding the need for a CRTBO referendum to avoid leasehold enfranchisement.

Five sites had been identified as the highest priority, with a further five worthy of further consideration.

Agreed Carl to produce report on these sites for discussion with SDC including short, medium and long term options. Landowners to be identified and only approached after SDC meeting.

Action: Carl.

Agreed Kim to write to SDC seeking meeting.

Action: Ian to provide draft letter and Kim to send

6. Finances

6.1. **Annual Insurance.** Noted Secretary chasing NCLTN for invoice. **Action:** Ian

6.2. **Public Liability Insurance.** Secretary confirmed this had been arranged at an annual cost of £89 to meet NTC requirements for booking the Mortimer Rooms.

6.3. **Annual ground rent payment** of £2000 from Aster Homes for Valley View. Treasurer noted she was seeking a purchase order from Aster Homes. **Action:** Liz.

7. **Membership: tidying the membership List.** The Secretary noted he had still to contact all those members for whom no email address was available. **Action:** Ian

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8. Any Other Business.

8.1. Town Meeting Saturday 23rd April in Old Market. Agreed to have town map with settlement boundary marked for visitors to place flags or sticky notes where they considered affordable homes could be provided or should not be provided; plus an opportunity to say what should be done about the local housing crisis. **Action: Carl/Keith.**

8.2. Publicity. Nailsworth News to be used to publicise existence of the CLT and the openness of the Board meetings. **Action: Ian.**

8.3. Availability of the Logo. **Action: Carl** to provide to Liz.

8.4. Legacies. Jonathan had provided information on Bishops Castle CLT and noted the need for a link to a local solicitor. Carl noted a solicitor was opening an office opposite the former Lloyds Bank. **Action: Ian** to talk to Bishops Castle; **Board Members** to review Bishops Castle document.

9. Next Meeting. Monday 6th June 2022 at 7:00pm in the Mortimer Room
Meeting closed 8.00 pm

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<u>Open Actions C/F</u>				
Reference	Item	Actions	Who	Deadline
20211214 - 4.5	Update Membership	Visits/note to those without email addresses.	IC	28/04/2022
20220328 – 3	Feb Board Minutes	Upload to web site	CR	28/04/2022
20220328 – 5	Development Opportunities	Produce and distribute report of findings, including map overlay	CR	28/04/2022
		Send letter to SDC	KAM	28/04/2022
20220328 – 6.1 8.2	Finances	Obtain annual insurance invoice	IC	28/04/2022
		Obtain PO from Aster and send Ground Rent Invoice	LO	28/04/2022
		Provide LO with logo for invoice	CR	08/04/2022
20220328 – 8.1	Town Hall Mtg	Prepare Materiala	CR	22/04/2022
20220328 – 8.2	Board Mtg Publicity	Contact Nailsworth News	IC	28/04/2022
20220328 – 8.4	Legacies	All to review Bishops Castle Document	JD	28/04/2022
		Contact Bishops Castle re: solicitors	IC	28/04/2022