

Nailsworth Community Land Trust (NCLT)
Board Meeting Minutes
Monday 6th June 2022; Time: 7:00pm
Mortimer Rooms, Nailsworth
Prepared By Ian Crawley, Secretary



Present: Kim Massey (Chair), Ian Crawley (Secretary), Keith Angus, Liz Odell, Cllr. Steve Robinson

Items

1. **Apologies.** Kevin Hibbs, Jonathan Duckworth, Carl Ranscombe.

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

3. **Minutes** of the Board Meeting held on 28th March 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.

Keith outlined the meeting held with SDC officers on 25th May to discuss the report Carl had provided on the five possible NCLT development sites. Ian noted that the Wayfarers housing Society were not proceeding with the Nortonwood site as SDC was requiring 100% affordable homes and that, combined with the infrastructure costs ruled out a 20 home cohousing scheme. Kim noted the SDC email of 6th June which encouraged the CLT to undertake further work on two of the sites and come back when ready for pre-applications discussions. The possibility of it being a Rural Exception Site was noted, thereby avoiding a CRTBO referendum. The lack of any identifiable funding for either getting a scheme to planning or undertaking the build was noted, other than from and through a development partner Housing Association or SDC.

Agreed that:

- the focus would be on the site north of the FGR stadium, included in the Initial Local Plan Review, but left out of the Draft Local Plan for landscape reasons.
- any contact with landowners would be after a further meeting with SDC to establish the number of potential homes.
- **Action: Carl** to prepare planning review.
- **Action: Ian** to discuss with Aster Homes their potential involvement and their current approach to Passivhaus development.
- **Action: Ian** to undertake a review of the Housing Needs Survey results to establish what the range and quantity of housing needs are.

6. **Potential Site Visits to Completed CLT Schemes.** Agreed visits to be arranged to the 78 home high density Applewood development in Cashes Green and the 23 home low density development in Eastington. **Action: Ian** to arrange.

7. Finances

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

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7.2. Annual ground rent payment of £2000 from Aster Homes for Valley View has been banked.

8. 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

9. Any Other Business.

9.1. Legacies. Action: Ian to draft page for the CLT website.

9.2. Housing Needs Survey. Action: Ian to confirm sign off by Town Council

10. Next Meeting. Monday 1st August 2022 at 7:00pm in the Mortimer Room

Meeting closed 7:45 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. c/f	IC	28/04/2022
20220606 – 3	Mar Board Minutes	Upload to web site	CR	01/08/2022
20220606 – 5	Development Opportunities	Produce outline development options for the North of FGR site Approach Aster Homes Review Housing Needs Survey	CR IC IC	All by 01/08/2022
20220606 – 6	Cashes Green & Eastington	Organise site visits	IC	01/08/2022
20220606 – 7.1	Finances	Chase NCLTN for invoice	IC	01/07/2022
20220328 – 8.2	Board Mtg Publicity	Contact Nailsworth News c/f	IC	01/07/2022
20220606 – 9.1	Legacies	Draft page for web site	IC	01/08/2022
9.2	Housing Needs Survey	Confirm sign off by Town Council	IC	01/07/2022