

Nailsworth Community Land Trust (NCLT)
Board Meeting Minutes
Monday 3rd July 2023; Time: 7:45pm
Café, Sub Rooms, Bath Road, Nailsworth
Prepared By Ian Crawley, Secretary



Present: Kim Massey (Chair), Ian Crawley (Secretary), Liz Odell, Colin Smith, Keith Angus, Carl Ranscombe, Cllr. Steve Robinson, Jonathan Duckworth.

In Attendance: Mark Mitchard

Items

1. Apologies.
2. Declarations of Interest. None.
3. Minutes of the Board Meeting held on 2nd May 2023 at the Sub Rooms. 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. Potential Development Sites.

5.1. **Favoured Site Update.** Carl reported that the option holder had made representations to the Government Inspector based on the lack of other residential development sites in Nailsworth. Agreed that the landowner would be approached following the publication of the Inspectors Report, assuming the site remained excluded.

5.2. Other Sites.

5.2.1. Landowner information on priority sites.

Action: Carl to discuss with Steve c/f

5.2.2. Letter to landowners. The Secretary reported this had been amended following Colin's comments.

5.2.3. Noted that the site at the rear of Old Bristol Road was on the market for freehold sale with a guide price of £600K. Agreed that no action would be taken by the CLT, as this was more than what an affordable homes development could afford for the land.

5.2.4. Britannia Inn. Noted that there was a new leaseholder operating the pub.

6. Valley View.

6.1. Cllr Robinson confirmed the oil stain had been removed.

6.2. Possible meeting with tenants. Noted this had been requested and offered, but there had been no further contact. Agreed to await tenant interest.

7. Website.

7.1. Frequently asked Qs with Answers.

Action: Jonathan to reformat before publication on website c/f.

8. Finances.

Current balance £7378.98. Invoice for £50 due for Nailsworth News advert.

Noted that there would be an invoice from CLTN for £365 (CLTN fee, £40 FCA registration fee). **Action: Ian** to pass to Liz for payment.

9. Becoming a Charitable CBS.

9.1. The Secretary confirmed that CLTN had been formally commissioned to register NCLT as a charitable CBS, based on the Model Rules with no changes, with the Civic Centre as the Registered Office.

9.2. The Secretary noted that he had not received any comments on the formal document requirements of the Model Rules but would bring a report to the next meeting. **Action: Ian.**

10. Board Membership

10.1. The Secretary noted that he had not received any enquiries to join the Board or become treasurer arising from the NN advert. **Action: All** to explore possible treasurer. The Chair reported that he had arranged presentations to Nailsworth Valley Probus (12th July) and Rotary (20th July).

11. Any Other Business.

None

12. Next Meeting.

Monday 4th September.

Action: Ian to book Sub Rooms.

Open Actions C/F

Reference	Item	Actions	Who	Deadline
20230703 – 3	May Board Minutes	Update website	IC/ CR	17/07/2023
20221010 – 5.1.1.	Other Sites	Obtain contact details for the landowners, c/f	CR/ SR	17/07/2023
20230206 - 8	Updating the Website c/f	Reformat FAQs Add to website.	JD CR	17/07/2023
20230702 - 9.3	Model Rules	Report on Policy requirements	IC	17/07/2023
20230206 - 9.5	Risk Assessment	Two versions required, with and without a development. c/f	IC	17/07/2023
20230703 – 12	AOB	Book sub rooms	IC	10/07/2023