



**Nailsworth Community Land Trust (NCLT)
Board Meeting Minutes
Monday 29th January 2024
Café, Sub Rooms, Bath Road, Nailsworth
Prepared By Ian Crawley, Secretary**

Present: Colin Smith (Chair, after being formally agreed)), Ian Crawley (Secretary), Keith Angus (Treasurer), Carl Ranscombe, Mark Mitchard, Jonathan Duckworth.

Items

1. Apologies. Cllr. Steve Robinson
2. Declarations of Interest. None.
3. Minutes of the Board Meeting held on 4th September 2023 at the Sub Rooms. Agreed.

Action: Ian to send pdf to Carl to be placed on the website.

4. Formal Appointment of Chair. Colin Smith duly agreed.

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

6. Potential Development Sites.

6.1. Favoured Site Update. Noted no clarity from SDC or programme or actions to progress the draft Local Development Plan, after confirmation on 29th August of a delay of at least six months.

PS: On Monday 5th February the Inspectors notified SDC that they would allow a 10 month pause in the Plan for SDC to answer certain questions and consult again with residents across the district.

6.2. Other Sites.

6.2.1. Carl confirmed that landowner information on the five priority sites had been sent to Ian.

6.2.2. Letter to landowners. **Action:** Ian to provide individual letters for Colin to sign.

7. Valley View. A photograph of the fence that had been blown down on the SW boundary of the site had been circulated by Steve. Aster Homes will be replacing this.

8. Website. Carl noted the need for new material. **Action: Ian** to explore from CLTN and other local CLTs.

9. Finances.

Keith reported that the AR 30 form had been sent to the Financial Conduct Authority. He noted that this was required annually and within seven months of the close of the financial year. The FCA website only has the annual return for the years 2015/16, 2016/17 and 2017/18. Ian noted that a fine for late submission could be levied, as well as for the four missing financial years of 18/19, 19/20, 20/21 and ,21/22. **Action: Ian** to prepare annual timeline for the formal actions and decisions required by the CLT.

10. Becoming a Charitable CBS.

10.1. Incorporation. Noted that the two sets of signatures required had been sent to the CLT Network. **Action: Ian** to check timetable for legal incorporation with the Network.

10.2. Document requirements of new model rules. Agreed the Code of Conduct used by Nailsworth Town Council was a good example and should be used, suitably amended, by the CLT. **Action: Ian** to amend for approval by the Board.

Part 2. Discussion of Future Activities.

Agreed that the CLT should focus on unlocking/developing opportunities within Nailsworth, starting with the potential redevelopment of the Civic Centre site with new shared facilities with affordable housing above. **Action: Jonathan** to raise this informally with the NTC clerk prior to a formal meeting with NTC officers and councillors.

11. Any Other Business.

11.1. Campaigning. Noted that only one candidate has been confirmed for the constituency – Simon Opher for the Labour Party. Agreed that when the other candidates are confirmed, a letter will be agreed to send to them promoting the need for Government funding and support for the development of community led housing. **Action: Ian** to monitor situation and provide draft letter for comment.

12. Next Meeting.

Monday 8th April 2024 at 7pm.