



**Nailsworth Community Land Trust (NCLT)
Board Meeting Minutes
Monday 8th April 2024
Café, Sub Rooms, Bath Road, Nailsworth
Prepared By Ian Crawley, Secretary**

Present: Colin Smith (Chair), Ian Crawley (Secretary), Keith Angus (Treasurer), Carl Ranscombe, Mark Mitchard, Cllr. Steve Robinson.

Items

1. Apologies. Jonathan Duckworth

2. Declarations of Interest. Carl declared a non-pecuniary interest in The New Lawn site as its redevelopment for housing was being promoted by his employer.

3. Minutes of the Board Meeting held on 29th January 2024 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. Outstanding actions now noted at end of minutes.

5. Potential Development Sites.

6.1. Forest Green Favoured Site Update. Noted progress with the Stroud Local Plan Review now depended on the National Highways review of the M5 junctions in Gloucestershire due to report in December.

6.2. The New Lawn. Carl reported that the recent consultation by SDC was on the 2018 resubmission by Ecotricity of the outline planning application for up to 95 homes, with updated impact assessments. There is an undefined allocation of 0.11 hectares for community use. The applicant intends to consult on potential uses with the local community including the Town Council.

Agreed Ian would recirculate the previous NCLT submission with the addition of suggestions of how the site could be used for additional affordable homes through CLT development.

6.3. Old Market Civic Centre Complex. Colin reported on the meeting with NTC officers and councillors on 26 February (notes previously circulated). He reported NTC's interest in redeveloping the complex to address issues with the current state of the buildings; to enable the Town Council to fully relocate; and

to provide housing. A question was raised as to whether a new Housing Needs Survey was required. **Agreed Ian** would check with GRCC as to their current approach and check with NTC as to whether they were seeking an update.

Ian noted he had not yet received comments from the Clerk on the draft NCLT proposal. **Agreed Ian** to recirculate proposal and sources of funding incorporating Clerk's comments and Steve's information on the SDC use of the Community Infrastructure Levy.

6.4. Priority Sites from the April 2023 Site identification Exercise following the meeting with SDC planners. **Agreed Ian** to circulate final draft of the letter to landowners incorporating the CLT's intended charitable status and then provide individual letters for Colin to sign.

7. Valley View. Carl outlined that the renewable energy offer outlined in the Nailsworth CAN meeting would not work for the Valley View homes. **Agreed Ian** to contact Aster Homes to explore what retrofitting they were doing and whether VV could be included.

8. Website. Action: Carl to upload article on Seend CLT project, with any pictures from the Seend CLT website.

9. Finances.

9.1. Annual FCA Submission. Keith reported that the FCA had confirmed acceptance of the AR30 form, so no further action was necessary.

9.2. Annual subscription to the CLT Network. Keith noted £390 was due by 30th April. **Action: Ian to seek BACS details and copy in Carl to make the payment.**

9.3. Annual Ground rent payment of £2000 from Aster Homes. Action: Ian to contact Aster seeking a purchase order.

10. Becoming a Charitable CBS.

10.1. New registration. Ian noted that staff had changed at the CLTN, and he was chasing progress on their processing of the change of legal status.

10.2. Document requirements of new model rules. Ian was amending the NTC Code of Conduct to apply to NCLT but noted that it needed more editing than previously envisaged due to the different legal circumstances of the CLT. **Action: Ian** to circulate for comment.

11. Campaigning. Noted that Labour and Green candidates now confirmed. **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 check with CLTN on any new letter pro-formas and supporting docs and provide draft letter to the Board for comment.

12. Any Other Business.

12.1. Stroud Common Ownership Assets meeting 3pm Sunday 19th May at The Exchange in Stroud. Agreed Colin to attend.

13. Next Meetings.

Monday 3 June 2024 at 7pm. Then 5 August; 7 October; 2 December.

Outstanding Actions:

Ian to prepare annual timeline for the formal actions and decisions required by the CLT.

Ian to provide draft Risk Assessment for a NCLT only development when required.