



## Minutes of the Nailsworth Community Land Trust (NCLT)

Board Meeting held at 7 pm Monday 2<sup>nd</sup> December 2024

at the Café, Sub Rooms, Bath Road.

### Items

1. **Apologies.** Jonathan Duckworth, Julian Dennis.
2. **Declarations of Interest.** There were none
5. **Minutes of last Board Meeting** held on 5<sup>th</sup> August 2024. Approved for circulation. **Action: Secretary** to send as pdf to Carl.
6. **Matters Arising** not addressed below.
7. **Governance**
  - 7.1. **Becoming a Charitable CBS.** Agreed to make representations to the Law Commission on maintaining a simple approach to regulatory reporting and paperwork. **Action: Secretary.**
  - 7.2. **Annual Timeline.** Noted AGM date needs to avoid a Bank Holiday week. **Action: Chair and Secretary to agree date.** Agreed with annual reviews of the following key documents added in order-Business Plan, Finance Policies, Risk Register, Governance. **Action: Secretary.**
  - 7.5. **AGM.** Noted that no Valley View residents had attended despite door to door leafleting. Agreed to have a speaker and hold in Sawyer Hall or Mortimer Rooms in June. Possible speaker - Jim Hudson who is based at the School for Policy Studies, University of Bristol, and has recently completed a three-year study called CHIC (Collaborative Housing and Innovation in Care), that looked at how six community-led housing projects for/by older people in England work out in practice. **Action: Secretary** to circulate further information. A speaker from the Eastington CLT may be possible. **Action: Secretary** to explore.
8. **Finances, payments and FCA reporting.** The Treasurer noted there was £6,819.90 in the account with £2,719 owing as ground rent from Aster Homes via bank transfer. There were no bills outstanding and when the ground rent was received the account would contain £9,538. Discussion noted that the monies were available to fund or contribute via matching funding to pay for feasibility studies on potential projects.

9. **Valley View.** There were no outstanding issues. Noted Aster were not interested in any retrofitting.

**9. Site Update.**

**9.1. Forest Green Preferred Site.** The planning consultants representing the development company with an option had been contacted and had agreed to provide contact details. **Action: Secretary** to chase. Agreed to also seek contact details of the landowner to write directly. **Action: Secretary.**

**9.2. The New Lawn.** Noted that the revised application for 95 homes and 0.11 ha of community space was recommended for approval at the SDC Development Control Committee meeting to be held at 6pm on Tuesday 3<sup>rd</sup> December. The affordable housing was noted as being 30% in accord with Policy CP9 Stroud Local Plan 2015, with the detail to be negotiated at the Reserved Matters Stage and included in the Section 106 Planning Agreement. **PS: The application was approved.** Formal SDC reference - FOREST GREEN ROVERS FC, THE NEW LAWN, SMITHS WAY, FOREST GREEN, S.18/0815/OUT Resubmission of S.17/0850/OUT - The demolition of The New Lawn Football Stadium (Forest Green Rovers FC) and re-development to provide the erection of up to 95 dwellings, up to 0.11 hectares of community uses (which may include D1/D2/A3/B1 uses), landscaping, open space, associated access, parking and infrastructure. All matters reserved except access (using existing access).

**9.3. Old Market Civic Centre Complex.** Noted that the Town Council meeting held on 19<sup>th</sup> November 2024 had approved the six month review of the Strategic Priorities 2024 - 2028. This included as a low priority with no budget, a Facilities/Civic Centre review to be completed by 1<sup>st</sup> April 2025. Year 2 included as a High Priority a Phase 1 Feasibility Study for completion by 1<sup>st</sup> December 2025, but with no budget allocated. The Board looked forward to being involved in at the earliest opportunity. **Action: Secretary** to write to NTC Clerk, welcoming the inclusion in the Town Council's Strategic Priorities and seeking the Board's involvement.

**10. Publicity.** NCLT has been asked by Aster Homes to assist in producing a promotional leaflet on the Valley View development. Agreed this should give the CLT equal prominence and that a stock of copies should be sought for local distribution over time. **Action: Secretary to contact Aster.**

**11. National, Regional and Local campaigning to improve the environment for CLT development.**

**11.1. Follow up to positive response from new MP.** Noted response awaited from MP's office to seeking a Valley View visit. **PS: Date and time confirmed as 10am Friday April 18 at VV.**

11.2. **CLTN lobbying of MPs for support to Community led Housing. Action: Secretary** to write to Dr. Simon Opher.

12. **AOB.**

12.1. **Possible annual Board meal – Agreed Nailsworth Balti in January. Action: Secretary to confirm date and time. PS : 7 pm Thursday 16<sup>th</sup> January. Action: All to diary.**

13. **Next meeting dates – Proposed: 3 Feb; 7 April; 2 June; 4 August; 6 October; 8 December. Agreed. Action: Secretary to include in annual timeline. All to diary.**

Author: Ian Crawley/Secretary/9<sup>th</sup> December 2024