



**Nailsworth Charitable Community Land Trust (NCCLT) and
Nailsworth Community Land Trust (NCLT)**

Joint Board Meeting Minutes

7 pm Monday 21 July 2025

Café, Sub Rooms, Bath Road.

Prepared By Ian Crawley, Secretary

Present

**Trustees: Colin Smith (Chair), Ian Crawley (Secretary), Keith Angus (Treasurer),
Jonathan Duckworth, Mark Mitchard.**

Co-optee: Katy Hofman

Representatives: Cllr. Steve Robinson, SDC

Items

1. **Apologies.** Julian Dennis.
2. **Declarations of Interest.** Completed form tabled by Katy Hofman.
3. Welcome to Katy Hofman, having recently joined the CLT.
4. **Minutes of last Board Meeting** held on 2 June 2025 – **Agreed. Action: Jonathan** to add to the website.
4. **Matters Arising** not addressed below. There were none.
5. **Governance**
 - 5.1. **Becoming a Charitable CBS - Agreed schedule and actions in annex 1.**
 - 5.2. **Business Plan – Agreed a shorter version focusing on the future would be circulated for comment. Action: Ian.**
6. **Website- Agreed legacy content for the website and that local solicitors should be approached to be named on the website. Action: Ian.**
7. **Finances, payments and FCA reporting.**
 - 7.1. **Current balance of £8487.47 with £2821 owing from Aster Homes. Action: Ian** to remind Aster.

7.2. Signing off payments. Agreed Mark to be added as third signatory on the account.

7.3. Bank. Agreed to explore Triodos (or Handelsbanken) to replace Lloyds. Action: Keith

8. Membership. Agreed relaunch to seek new membership with existing members given six months to confirm their interest or be removed from the schedule.

9. Valley View. Noted no issues.

10. Site Update.

10.1. Forest Green Preferred Site. Noted Ian had written to Black Box Planning based in Bristol who represented Freeman Homes at the inquiry, but no reply so would telephone. **Action: Ian.**

10.2. The New Lawn. Noted planning permission for 90 homes remains the subject of negotiation with SDC.

10.3. Old Market Civic Centre Complex. Noted CLT could take no further action whilst awaiting NTC progress.

10.4. Pike Lane- Noted context of revised or new planning application, and long lead in time to potential development. Welcomed potential involvement of CLT in the five affordables, if they were all for rent. Next steps- await contact from site owner and developer, Newland Homes.

10.5 Old Bristol Road- Agreed explore whether Coburn Homes retain an interest? Action: Steve.

10.6. Merretts Mill triangle, Newmarket. Agreed explore contact details for landowner. Action: Steve.

11. Publicity. See annex 1.

12. National, Regional and Local campaigning to improve the environment for CLT development. Noted national Community Led Housing consortium continue to seek restoration of the Community Housing Fund.

13. AOB.

13.1. Day and Timing of Board Meetings – Agreed stay on Mondays but change time to 6.30 pm

13.2. Location of Board Meetings – Agreed to explore Christchurch Rooms and the Quaker Meeting House as fully accessible locations. Action: Ian

13.3. Advertising for a Treasurer and Board member with a legal background –

Agreed to be timed with relaunch, if no new Board members added before then.

14. **Next meeting dates** - 6 October; 8 December.

Annex 1: Consequent Changes from the Charitable Designation.

- Open new bank account for NCCLT. Board resolution to transfer funds, followed by transfer of funds. Action: Keith
- Prepare revised Business Plan. Action: Ian
- Dissolution of NCLT. Action: Keith
- Registering with HMRC. Action: Ian
- Check presence on Charities Commission website. Action: Ian
- Board to review trustee responsibilities. Action: all
- Produce new logo. Action: Jonathan
- Produce legacy content. Action: Ian
- Purchase domain name for NCCLT; amend website titles; and add legacy content. Action: Jonathan.
- Produce new publicity /membership leaflet. Action: Jonathan.
- Produce banners. Action: Ian to explore with CR Signs.
- Prepare revised documents and policies reflecting charitable status. Action: Ian
- Promote NCCLT particularly legacy opportunity and membership e.g. through Saturday morning Market Street stall and presentations at Probus, WI, etc.
Actions: to be allocated after programme prepared and adopted.

Author: Ian Crawley/Secretary/22 July 2025.