

## **Draft**

**NOTES** of the **SIXTH MEETING OF THE NAILSWORTH COMMUNITY LAND TRUST STEERING GROUP** held at 7 pm on Monday 19th May 2014  
Council Chamber, Nailsworth Town Hall.

## **Present:**

Ian Potts (Chair), Heather Davis, Elizabeth Francis, Matt Zorn, Joyce Affleck, Bill Affleck, Jonathan Duckworth, Steve Robinson, Yvonne Smith, Margaret Marshall.

Advisors: Ian Crawley

Friend: Robert Burford

## **Apologies:**

Sue Levett, Mike Levett, Wendy Gerard, Emma Simms, William Duckworth, Jon Burfitt, Angela Norman.

## **Items:**

### **4.Conflicts**

Jonathan Duckworth – NTC Councillor. Steve Robinson – NTC Councillor

### **5.Previous meeting notes**

Agreed the notes of the Fifth Meeting of the NCLT SG held on 22 April 2014 as a correct record.

### **6.To consider lessons from the experience of another local CLT.**

The Group discussed the comments provided by the Chair of a local CLT in Dorset that has been working with Wessex CLT and Aster Homes, referred to IC by Karl Hine of Aster.

The following key points were made:

- \* Keeping the CLT at the centre of the project - best ensured through having (and sharing) clarity on what matters to the CLT, and an Environmental Policy in place early; being involved in the appointment of the architect, the public consultation and scheme design; the CLT formally signing off the planning application for submission; the CLT being involved in the appointment of the contractor; and being involved in negotiations with the planners on the application and in the potential judgements to be made in trading off scheme cost and quality.

- \* Follow the money - i.e. ensuring the CLT fully understands the financing of the project; who profits and who loses; and the ground rent or capital payment to the CLT.

- \* There should be full and transparent consideration of the option of HCA funding as any HCA funding is likely to mean an 80% of market rent.

- \* Need to be clear about the Localism Act rights, especially as the Nailsworth project will need a referendum to remove leasehold enfranchisement and is therefore best pursued via a Community Right To Build application rather than the normal planning application route.

- \* Important to have a CLT Site liaison person available to engage with the construction project and residents as it progresses.

THE SG agreed that it needed the following:

a) Information from SDC on the current rental levels in Nailsworth (or nearest area) covering the market rent, 80%, and the SDC and HA rents. **Action: IC** to contact SDC.

b) A Business Case with the cost of the site starting at zero and with options for rents to be at 65% and 80% of the market rate.

### **7.1.Partnership Working with SDC.**

IC noted that SDC had offered a meeting with Carl Brazier, Strategic Head of Tenancy Services to discuss SDC's aspiration to be the NCLT's development partner and then manage and maintain the homes.

The SG agreed that it considered the best way forward was to work in partnership with Aster Homes for the following reasons:

- \* with approval through a local referendum, tenants would not be able to purchase the homes and thereby remove them from the affordable housing stock.

- \* funds would be bought in to deliver affordable housing in Nailsworth not otherwise available.

- \* NCLT could prove a replicable approach for other local communities.

\* With Aster Homes experience of working with local CLTs, NCLT could move quickly to progress and deliver affordable homes.

\* NCLT's approach is more likely to be supported by the Nailsworth community.

**Action:** IC to contact SDC to arrange a meeting with the SG represented by Ian Potts, Jonathan Duckworth and Mike Levett, supported by IC, plus the Nailsworth SDC Cllrs.

## **7.2. Partnership Working with Aster Homes.**

Noted IP had sent an email to Karl Hines of Aster seeking a Project Plan and draft Heads of Terms. **Action:** IC to pursue.

## **8. Draft Memorandum of Understanding. (MoU)**

IC noted the value of such a document when all parties were new to each other in this situation; and that the circulated draft was based on experience elsewhere. **Action:** All to consider and comment to IC, for discussion at the next meeting.

## **10. Communication and Publicity**

**a) Press coverage.** JD noted that Nailsworth News had published an article in the March edition. No enquiries had been received offering land, although two people had joined on-line. Agreed to seek bi-monthly coverage with the aim of a larger feature with a human interest angle of someone needing housing. **Action:** JD to talk to NN editorial board.

**b) Press release.** IC noted that SDC had provided a revised version of the press release but no further action had been taken due to the election embargo on SDC being quoted. **Agreed** to leave until clearer position agreed with SDC on partnership and an Memorandum of Understanding signed.

## **11. Membership**

a) JD reported that there were 159 members and 21 friends, for whom he had 139 email addresses.

b) Morrison's promotion considered a success with 21 new members and 10 friends, but future promotions need three present.

### **Agreed:**

a) £150 of income received to be handed to NTC for banking with JD to keep float of £30.

b) Receipts to be provided by email, with certificates to follow when incorporated.

c) Co-operative Store in Old Market to be location for next recruitment promotion.

d) Poster to be produced for notice board display.

e) retailers to be focus of additional promotion.

**Action:** JD / All.

## **12. Possible Development sites**

**Action:** JD to undertake informal approach to interested landowner.

## **13. AOB**

### **a) Information on the Website.**

EF noted the questions regularly asked at the Morrison's promotion.

**Action:** IC to update Question & Answer schedule produced following original two public meetings and circulate to the SG for comment.

**b) Costs incurred by SG members.** Agreed to clear with Chair, Ian Potts before incurred and then provide a receipt. **Action:** All.

**c) Funding for start-up costs.** IC noted the National CLT Fund was about to be relaunched and would circulate the documentation. **Action:** IC.

**d) Formal letter of invitation to join the SG to be sent to Forest Green Residents Association.** **Action:** IP.

**e) What constitutes Fit For Purpose?** IC noted context of guidance on National CLT website. Agreed to be explored with SDC, in respect of their desire for good governance.

**f) Headhunting an Honorary Treasurer.** **Action:** All to consider local candidates.

## **Schedule of Meetings - Mondays 7 pm in the Town Hall.**

16th June, 21 July, 18 August, 15 Sept. with additional meetings as required between these.

**Action: All to diary.**

Author: Ian Crawley/CLT Advisor/Acting Secretary/ 25th May 2014.