

DRAFT

**Notes of 12th Meeting of the NCLT SG.
Town Hall Monday 17th November 2014.**

Present: Ian Potts (Chair), Heather Davis, Keith Angus, Sally Millet, Elizabeth Francis, Steve Robinson, Mike Levett, Sue Levett.

Apologies: Jonathan Duckworth, Emma Simms, Joyce Affleck, Bill Affleck, Ian Crawley, Robert Burford.

Items

Before the meeting commenced, a minute's silence was held as a mark of respect for Cllr Paul Carter who sadly died on 6th November.

1. Notes of the meeting held on 20th October 2014 agreed.

Subject to the correction under item 6 that the November meeting date should read Monday 17th.

2. Matters Arising not on the agenda.

Grant application to SIB has been submitted. In the end, it was reduced to £7.5K due to the limited timeframe in which expenditure can be incurred.

3. Report from the SDC Housing Committee

Ian Potts reported on the SDC Housing Committee from 28th October. There was general support from all of the committee for the CLT and its objectives. There was mixed support for the disposal of the land to the CLT at £1 (as there had been at the Tenant's Forum who had voted against such a disposal), however after debate, the motion was passed. This gives the CLT the green light to proceed with Aster. It was noted that there is still a lot of detail to resolve in terms of the 'eco' level of the houses and ultimately the rent level as well. The HCA have stated that they do not require a minimum 80% market rent so subject to financial modelling we could charge less, or offer a mix of properties at different levels.

4. Architect Selection

Ian Potts confirmed that following the positive response from the SDC Housing committee, invitations to tender have been sent out to eight architects. These included a number of local firms as well as some larger regional practices experienced with affordable homes and CLTs. Responses will be short-listed in conjunction with Aster and interviewed on 2nd December. Selection criteria were discussed and the sub-committee (IP, HD, KA, EF) agreed to hold a pre-meeting once the input from Aster and the architects was available.

5. Public Meeting 8th December

It was agreed this should celebrate progress to date and to pose the question 'what do you think should be built?'. We should provide a map of the proposed site with post-it notes available for comments. It would not be appropriate to display the initial schemes from Quattro as they may bear little resemblance to the final scheme. Promotion of the meeting via Nailsworth News (ad space already booked), email to members, Facebook. We can also try for coverage in Stroud Life and News & Journal.

6. AOB

National CLT Network. It was agreed to formally join the National CLT Network (year 1 cost £60).

7. Next Meetings (at 7pm in the Council Chamber)

8th December (in the Town Hall).

12th January 2015 (note this is the 2nd Monday but would otherwise result in more than 2 months between formal SG meetings)

16th February 2015

Circulation.

Steering Group Members.

SDC Nailsworth Councillors.

Aster Homes - Karl Hine, Sarah Knight.

SDC -Andy Nash