

DRAFT

Notes of the Nailsworth Community Land Trust Steering Group Meeting.

Monday 11th May 2015. Town Hall Council Chamber.

Present: Ian Potts (Chair), Ian Crawley (Acting Secretary), Steve Robinson (District & Town Cllr), Jonathan Duckworth (Town Cllr), Sue Levett, Mike Levett, Joyce Affleck, Bill Affleck, Keith Angus, Heather Davis, Sally Millet (Town Cllr & Forest Green Resident's Association), Wendy Gerard.

Apologies: None

Welcome to one newly elected and two re-elected town councillors on the Steering Group- Sally, Steve and Jonathan.

Items

1. **Notes of meeting** held on 13th April agreed, with addition of Sue & Mike to apologies.
2. **Matters Arising.** All on the agenda.

3. Establishing the CLT.

3.1. Funding.

a) Noted CLT will need to tap more sources of funding prior to income from ground rent of completed homes. Wendy noted that a supporter was offering their Winter Fuel Payment as a gift and the Barnwood House Trust could be interested. **Action: Wendy to approach BHT and Jonathan** to check with NTC how such payments can be accounted for.

3.2. Legal Form. Action: Ian C to chase NCLTN for model rules to process registration. and NTC to process membership application to NCLTN.

3.3. Business Plan. Action: Ian C to redraft overall plan within new framework provided by Mike.

3.4. Bank Account. Lloyds Bank agreed as only bank with Nailsworth Branch. **Action: Ian C** to approach and establish documentary requirements for a social enterprise/charity account.

3.5. Annual General Meeting. Action: Ian C to commence planning for late Sept/early Oct. AGM.

4. The Lawnside Development.

4.1. Neighbourhood Planning Designation of the civil parish of Nailsworth as a Neighbourhood Area for the purposes of exercising the powers contained in the Locality Act 2011, particularly the CRTBO. Noted SDC decision scheduled for 18th June Environment Committee.

4.2. Establishing planning parameters. Noted Gcp Architects to meet SDC planners 3rd June Ebley Mill.

Action: SG to be represented by Heather, Keith, Sally, Jonathan & Ian P.

4.3. Land Transfer. Noted Steve, Ian P & Ian C meeting SDC (Andy Nash) at 10. 30 am Tuesday 12th May at Ebley Mill. **Action: Ian C** to circulate notes when agreed.

4.4. HCA Site Visit. Noted 12 noon Tuesday 16th June. **Action: Ian C to confirm arrangements with Aster Homes. SG to be represented by Sally, Jonathan, Mike, Steve & Ian C.**

4.5. Consultation - Agreed to aim for Phase One wb. 6th July with publicity via banners (**Action: Ian C** to obtain prices) on Clocktower (**Action: Steve** to book), Arkell Community Centre, as drop-in session to be there (**Action: Jonathan** to check with Town Clerk); leaflets distributed door to door on Lawnside area. **Action: Ian C**

to contact Aster Homes to have Gcp at 8th June SG meeting to discuss and agree consultation programme. Phase Two then likely to be in October on draft CRTBO submission.

4.5. Overall timetable and role of SDC Environment Committee - Ian P noted Cmte. would consider Nailsworth four times in current process, resulting in significant delay to the development. **Action: Ian C to arrange meeting with Ricardo and Cllr. Simon Pickering, Chair of EC. SG representatives to be Steve, Jonathan, Ian P & Ian C.**

5. Partnership With Aster Homes.

5.1. Model 125 year lease circulated. Action: All to read and comment to Ian P.

5.2. Aster Homes build and fit-out specification. Agreed Stroud Standard should be met. **Action: Ian C** to check with SDC what their specification requires and with other CLTs the quality of finish, particularly in respect of floors.

6. Membership.

6.1. Increasing Numbers. Agreed to have drives with consultation and with AGM using current leaflet.

6.2. Longevity. Ian C noted that if a member dies their £1 is donated and their membership ceases, i.e. cannot be passed on. If a member leaves the area, they can continue but are unlikely to be able to attend meetings to vote, they could resign and seek the return of their £1, or gift the £1 .

6.3. Keeping the membership schedule up to date. Noted good practice would be a bi-annual review of details.

6.4. Maintaining a Friends category. Ian C noted that this was unusual but allowable. Agreed to review as part of AGM.

7. Promotion & Publicity.

7.1. Morrison's and Farmer's Market stalls late June agreed.

7.2. Nailsworth News. Agreed to provide article for July.

8. Any Other Business.

8.1. Bunting Hill potential second site. SR noted that owners were happy to meet and discuss disposal of site to NCLT. **Action: IP** to arrange with owners and IC. IC noted that SK of Aster Homes was contacting Guinness about their ransom strip.

9. Outstanding Actions

9.1. Visits to completed CLT developments e.g. Cashes Green; and Aster Homes to be arranged. **Action: Ian**

9.3. Fit For Purpose Status. Meeting of Ian C, Ian P and Bill to be arranged. **Action: Ian C.**

10. Meetings.(Mondays 7pm in the Council Chamber)

8 June / 13 July/ 10 August . **Action: All to diary.**

Author: Ian Crawley / 15th May 2015.

Circulation: Those present plus SDC Nailsworth Cllrs; Aster Homes (SK and KH) and SDC (AN)