

DRAFT

Notes of NCLT Steering Group Meeting.

7pm Monday 13th July 2015. Council Chamber, Nailsworth Town Hall

Present: Steering Group - Sally Millet, Mike Levitt, Ian Crawley, Joyce Affleck, Jonathan Duckworth., Elizabeth Francis, Bill Affleck, Keith Angus, Wendy Gerard.

Member of the public in attendance - Richard Smith.

Sue Levitt, Heather Davis, Steve Robinson, Ian Potts.

Items

1. Apologies - Sue Levitt, Heather Davis, Steve Robinson, Ian Potts.

2. Public Session. Richard Smith shared concerns as follows:

* about the development including flats and not therefore providing exclusively for families (Jonathan noted this was due to the need evident in the Housing Needs Survey);

* that only Nailsworth people should be housed (Jonathan noted that it was the intention of the Steering Group to provide housing for those who live or work in Nailsworth in housing need);

* whether the scheme would go ahead (Jonathan noted that funding was in place via the development partner -Aster Homes, but that consent was required via a referendum to be held in Nailsworth in May 2016);

* whether the Government's intention to introduce the Right To Buy for Housing Associations meant the scheme should be reconsidered (Ian C noted that the proposal was not yet the subject of a parliamentary Bill and their was extensive lobbying underway to ensure CLTs were exempt.)

* whether the SG were paid (Jonathan confirmed, and the rest present nodded, that they were all volunteers and the constitution of the NCLT expressly forbid any member receiving monies other than for legitimate expenses).

3. To agree Notes of the Meeting held on Monday 8th June 2015 (To follow) In the absence of notes Jonathan confirmed the discussion had covered the project time-line and public consultation.

4. Matters Arising not on the Agenda. Lloyds bank account to be opened. **Action: Ian C.**

5. Establishing the Nailsworth CLT

a) Legal Incorporation as a non-charitable Community Benefit Society. Ian C reported that the papers were signed (with Ian C as Secretary) and would be sent to the NCLTN to register the NCLT with the Financial Conduct Authority when the cheques were issued by the Town Council on 22 July. **Action: Ian C** to ensure invoices for the payments were provided to the Town Clerk.

b) Preparation of the CLT Business Plan. **Action: Ian C** to circulate with the agenda for the next SG meeting. In respect of the outstanding skills survey it was agreed that this would be done with the Board of Directors following their appointment at the AGM. **Action: Ian C.**

5. Taking Forward the Development

a) Public Consultation. Noted that there had been successful site meetings on Saturday 4th July and an Arkell Community Centre drop in session from 3 to 7pm on Wed, 8th July. Whilst attendance had been less than hoped (approx. 25), there was a belief that the issues had been clearly aired. SG noted the following issues had been raised :

* site boundaries - the need for clarity and the retention of vegetation.

* Bollards - desire for their removal and retention.

* Car Parking - whether those using the garages will get replacements locally, and the possible additional parking demand from the new homes.

* Roof Heights - that they be kept as low as practically possible.

Lessons for the NCLT publicity and the website included:

- * Being explicit about who the homes are for.
- * Explaining clearly the process by which tenants will be chosen.
- * Being clear about how the site is being acquired.
- * Providing all members with a crib sheet of key Q&As.

Action: Ian C

Action: Ian C to write to the architects to establish how the consultation will be written up and that the SG see the report in draft.

b) Acquiring the Site. There was a meeting with SDCproperty and legal officers on 1st July. They confirmed they were not seeking any specification requirements. The key elements of a Heads of Terms now circulated for approval are as follows:

Tri-partite conditional Agreement between Stroud DC, Aster and Nailsworth CLT, subject to planning and subject to funding. On satisfaction of conditionality, Lease to be granted to Aster and simultaneously freehold transferred to the CLT (subject to that Lease).

Terms of the lease and transfer to be settled prior to exchange and included as appendices to the agreement. Those terms would include provisions which will guarantee the future retention of the dwellings as local affordable housing.

Following exchange of the conditional Agreement:

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CRTBO submitted (Stroud DC to have reasonable level of input at pre-application/pre-submission stage although Aster/CLT to retain enough flexibility to be able to respond to feedback and consultation and determine final submission in interests of viability)

Due diligence work undertaken e.g. phase 2 ground investigation, ecology etc

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Once CRTBO granted, Aster bids for funding to HCA based on required funds to make scheme viable for Aster

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Conditional agreement to include a long stop (termination date) for fulfilment of all of the conditions. Agreement to include obligation to proceed with and complete development as soon as reasonably practicable following transfer and lease. Appropriate terms of the agreement to survive the transfer and lease (i.e. not merge) and continue as a contractual commitment to the Council.

Once funding secured and Agreement conditionality satisfied, the Lease is then granted to Aster and followed immediately by the freehold transfer to the CLT. The Lease and transfer documents oblige Aster and the CLT to develop in accordance with the planning consent.

These terms were agreed unanimously. Action: Ian C to confirm with Aster Homes and SDC and ask Aster Homes to bring forward the Stage 2 Ground Investigations in response to concerns that there may be caverns which could mean excessive foundation costs.

6. Other Possible development Sites.

a) From top of Bunting Hill. Noted that Ian P, Stephen Robinson and Ian C had met the owner at the site. He was willing to sell recognising the low value due to Guinness Trust's ransom strip and the steep slope. Following him providing drawings, Aster Homes would undertake a feasibility study.

b) Off south side of Old Bristol Road. Owners details to be sought in order to explore whether site could be available for CLT development and on what basis.

Action: Ian C.

c) West of the FGR Stadium. Further attempt to be made to meet with owners.

Action: Jonathan.

d) South side of Northfield Road. Noted 13.5 acres of steeply sloping pasture was being marketed by Frowens for £300,000 , 'with possible development potential'. No action to be taken.

7. Membership. Key stages agreed as - current consultation (three new members recruited); the AGM (with publicity via an NN article in the October edition); the referendum; construction; and continuing local street activity in Forest Green. **Action: Joyce** to draft article for the AGM.

8. Promotion/Publicity. Agreed to:

a) have a 'Who is the Development for' section on the website. **Action: Ian C.**

b) explore a window display on the scheme at the TIC. **Action: Ian C.**

c) consider a permanent display board at the site.

9. AOB

9.1. Re-opening or keeping the road closure. Jonathan noted that the Town Council's Environment Committee had decided to take no action, but that if there was still an issue in the future it would consult residents. **Action: Jonathan** to provide TC minute.

9.2. Recent research on integrating new communities. Wendy noted new research by the Barnwood House Trust.

10. Dates of Meetings. 10th August; 14 September; 12 October (AGM); 9 November.

Action: All to diary.

Meeting closed 8.45pm.

Ian Crawley/Secretary/24th July 2015.

Copies: Aster Homes - Sarah and Karl; gcp Chartered Architects - Colin Powell SDC - Andy Nash/Ricardo Rios