

Meeting of 23rd October notes

Community Land Trust for Eastington (CLT)

Eastington Parish Council Sub-Committee

Notes of a members meeting 23rd October 2014, 19.00 at Village Hall

Purpose of Meeting

1. To review activity since October 2013
2. To examine alternative ways of managing a CLT build project
3. To consolidate appointments

Attendees

Andrew Niblett (acting Chair), Ian Crawley (Glos Land for People), Tom Low (acting secretary), Anne Pitcher, Roy Pitcher, Ed Davies, Cllr Peter Edis-Bates, Cllr Mike Evans, Ken Stephens (SDC Cllr), Liz Hughes, Pete Hughes, Alan Brasier.

Apologies (all 37 paid up members were invited by e-mail)

Cllr Muriel Bullock, Karen Hayes, Nick Hayward, Andrea Durn, John Morris

1. Activity since October 2013

TL presented an overview of housing matters:-

- publication of the Housing Needs Survey (HNS)
- progress on Neighbourhood Development Plan (NDP), incorporating

evidence from HNS.

– loss of appeal at Swallowcroft and SDC refusals in Bath Road

– fluid situation of SDCs Local Plan, currently showing 11,200 houses

and alleging the need for West of Stonehouse

2. **Alternative ways of managing a CLT build project**

2.1 Ian Crawley provided a diagram of the choices open to a CLT (attached).

The principal choice is between partnering with a Housing Association (HA), shown as the top row of activities, and going-it-alone, shown in the bottom row. Deliverables common to both processes are shown in the narrower central row.

90% of CLTs go down the partnership route, motivated by less risk and quicker results (2-3 years for HA against 5-7 years for go-it-alone. For a second project, more CLTs have confidence and resources to go-it-alone.

At least 3 HAs have indicated to IC that they would be interested in partnering Eastington.

A key determinant in fixing rents is whether the Government (HCA) is used for finance. HCA *tends to prefer* 80% of market rents whilst a wider definition of “affordable” is 65%, which is the SDC average

2. A healthy Q&A explored both options further and a coffee break was useful for contemplation. Cllr Stephens left the meeting .
3. The meeting considered that we did not have the technical resources for go-it-alone at this stage. It was unanimously agreed to invite HAs to consider partnership for the first project but not to rule out go-it-alone for a second project.

IC named Two Rivers, Aster Homes and Rooftop HA as being interested but the meeting agreed to write to all HAs known to be active in the region (believed to be about 8), including the three mentioned

2. Consolidation of roles

1. Officers

The meeting unanimously supported AN as acting Chairman and TL as acting Secretary.

2. Steering Group

Liz and Pete Hughes volunteered to join the Steering Group which now comprises

Andrew Niblett, Cllr Muriel Bullock, District Cllr Ken Stephens, Ian Crawley, Tom Low,

Alan Brasier, Liz Hughes, Pete Hughes, Nigel Souster.

IC recommended that the County Cllr be invited to attend also

3. Land Negotiation

AN, Muriel Bullock and TL were unanimously appointed to discuss confidential matters with landlords offering land.

All discussions would be brought to the Steering Group for deliberation before any hard and fast agreements are made.

In the interests of openness, all known land owners and land agents with at least an acre of land would be written to explaining the aims of the CLT and be invited to offer land fulfilling our criteria.

4. Administration

The CLT remains a sub-cttee of the Parish Council until such time as a formal constitution is settled upon. Minutes of meetings will be passed through to the Parish Council.

A website will be established upon which agendas, minutes and membership can be seen. It is expected that the Parish Council website will have a link pointing to the CLT website.

No firm date was set for the next meeting



Diagram by Ian Crawley

[Click to enlarge](#)

Postscript – [Nailsworth CLT](#) (click to view) have obtained a site in Forest Green from SDC Housing Cttee for £1.00 and so are up and running! Letters to six architects have been sent, interviews next week.....