

Steering Group 19-01-2015

Community Land Trust for Eastington (CLT)

Eastington Parish Council Sub-Committee

Notes of a Steering Group meeting 19th January 2015 18.30 at Village Hall

Purpose of Meeting

1. To set a date to meet short list of HAs
2. To brainstorm a list of questions for HAs
3. To receive an update on land availability

Attendees

Andrew Niblett (acting Chair), Ian Crawley (Glos Land for People), Tom Low (acting secretary), Liz Hughes, Pete Hughes, Alan Brasier, Cllr Muriel Bullock (Chair Parish Council)

Apologies – none, all present

1. To set a date to meet short list of HAs

Three HAs have written initial proposals: Aster Homes, Severn Vale and Rooftop

Guinness, Jephson, Bromford and Merlin all took time to write or phone prior to declining.

LH and PH provided an overview of brochures from Rooftop who are based in Evesham.

TL reported that Severn Vale are a junior partner of Aster Homes in site development and would not like to be seen to be in competition. (Awaiting resolution 23-1-15)

AB expressed concern that Aster were five times the size of the other two. Agreed that it was important to feel comfortable with the presenters as well as scrutinising their answers.

Agreed to ask Rooftop and whichever of the other two decides to bid, to present on February 12th at 19.00 and 20.00 respectively. DC Cllr Stephens would be invited as would any Parish Cllrs who wished to observe the presentations (Cllr Stephens confirmed)

2. To brainstorm a list of questions for HAs

The list of questions is appended and will be sent to both HAs in advance.

2. Update on land availability

Using the Neighbourhood Plan (initial) criteria of seeking sites within 800 mtr of both the Co-op and the OHMG, seven landowners have been approached. Three have indicated they would like to be considered for Rural Exception sites, four are at various stages of discussion.

Because the 3 positive sites amount to 15 acres, it will not be necessary to widen the criteria. Any further offers will be a bonus. No names are available at this stage and no written agreements have been made. Consultation can happen when the attitude of all seven is known

AN and TL to sound out SDC Planners about procedure for nominating Rural Exception sites.

Meeting closed at 19.28.

Next Steering Group meeting 12th February 2015, 18.45, Village Hall

V2 Jan 21st 2015

Eastington CLT meets Housing Associations, 12th February 2015

Common list of questions

1. Partnering CLTs

Describe your experience of working with Rural Exception sites and CLTs

What stages of consultation with living and working in the community do you envisage (CLT,

HA and joint)

Please describe how you would involve the CLT in selecting an architect? Who would have the final say?

How do you see the sharing of information on Project Costs and the method of reaching agreement on a scheme prior to submission of Planning Application

2. Scheme design

Which level of the Code For Sustainable Homes do you prefer to work to. How do you assess capital costs versus lifetime maintenance costs?

We are aiming to develop 10-12 homes, although there is one site where we may have several phase, each a few years apart. How would you design for that?

Continuity of Project Manager

What is your availability of key personnel in 2015/2016 ?

3. Local items

Experience of Stroud DC procedures/personnel

Attitude to/experience of Local Allocations Plans

Location of usual builders and potential for using local labour

Management and maintenance arrangements around Stroud area

4. Next Steps

How do you see a project proceeding from here?

5. Any questions about Eastington CLT and/or Parish Council

Please look up our website which contains all our key evidence base and of course feel free to ring Tom with any queries. <https://eastingtonclt.wordpress.com/>