

Steering Group 12th February Notes

Community Land Trust for Eastington (CLT)

Eastington Parish Council Sub-Committee

Notes of a Steering Group meeting 12th February 2015 18.40 at Village Hall

Purpose of Meeting

1. To record the e-mail decision to apply for NCLTN Grant
2. To receive and review Housing Association presentations
3. To make a recommendation to Parish Council

Attendees

Andrew Niblett (acting Chair), Ian Crawley (Wiltshire CLT), Tom Low (acting secretary), Liz Hughes, Pete Hughes, Alan Brasier, Cllr Muriel Bullock (Chair Parish Council), Cllr Ken Stephens (Stroud District Council).

General Members Ann Pitcher, Roy Pitcher, Ed Davies and Paul Telford also present. All 39 paid-up members of the CLT were invited plus those Parish Cllrs not yet members.

Apologies – Mark Jones, John Morris, Val Taylor

1. Previous minutes

The minutes of the Steering Group, 19th January 2015 were approved.

2. Application for National CLT Network (NCLTN) Grant

Approval for sending in an application for £4,000 from The NCLTN Start Up Fund was gained by e-mail circular on 9th February. Public approval was given unanimously. TL reported that our application would go forward to NCLTN on February 19th, subject to

Eastington Parish Council approval on February 17th.

3. Feedback from Visit to Queen Camel and Norton sub Hambdon, 11thFebruary

IC, AN, PH and TL attended an all-day presentation by the two CLTs and their national and regional advisers. Much was learned and main conclusions were:

- land purchase is now handled by the HA, reducing risk and cost to CLT
- consequently we do not need a Chartered Accountant on the Steering Group
- the CLTs were very comfortable at the way the architect gave them support and

allowed input to all stages of design

- the accent on Code For Sustainable Housing, levels 4 and 5. seemed out of

balance upon visiting the building sites –

we must be careful to ensure the best mix of energy saving

renewable energy generation and south-facing siting of buildings

/.....

(3 continued)

- all buildings at both CLTs were high-roofed 2-storey, semi detached. We need to

question HAs closely on potential for 1 and 2 bed, 1 and 1.5 storey units

- advice was unanimous that we must incorporate very soon, before signing any

option documents etc

IC and TL gave a description of the Lettings Policy, as it worked in Queen Camel and also how 100% Nomination Rights could work in Eastington.

4. Consideration of Partnership HA

All active building HAs in the Stroud district were approached (twelve) of which six expressed an interest, three gave written proposals and two agreed to attend this selection meeting.

During the meeting a telephone to the Rooftop HG Development Director confirmed he had double booked meetings, would not therefore be attending and that RHG would therefore formally withdraw from the selection process.

The meeting unanimously approved the adoption of Aster Homes as our Partner HA, as a recommendation to Parish Council on February 17th.

Principal matter/concerns to be carried forward into negotiations included:

- density of dwellings (including concept of paying “per plot” rather than “per acre”
- quality of design and finish across rented, shared ownership and market units
- sticking to the proportion of smaller units in the Housing Needs Survey

Meeting closed at 21.10.

SUBSCRIPTS

Item 4. Parish Council agreed with this recommendation on 17 February, minute 10.3.2, subject to clearance by Ian Stuart, which was in turn received 24th February.

Item 2. NCLTN approved the application for £4,000 on February 19th 2015 and received in our bank account in February 2016.

Tom Low

Acting Secretary

28th February 2015