



## Nadder Community Land Trust

Development by the Community for the Community

### Notes

#### Steering Group Meeting

Monday 16<sup>th</sup> October 2023

#### Present

- |                         |                      |
|-------------------------|----------------------|
| 1) Paul Mansbridge (PM) | 3) Gerry Murray (GM) |
| 2) Jerry Mason. (JM)    | 4) Ione Lacey. (IL)  |

#### 1) Apologies

- |                         |                       |
|-------------------------|-----------------------|
| 1) Trudy Austreng (TA)  | 3) Roger Jkinson (RJ) |
| 2) Clyde Whittaker (CW) | 4) Sarah Cowell (SC)  |

#### 2) Financial

Jerry provided an update of our financial position. The second 200 Club draw took place, which produced an income of £285 representing 57 people. JM said there are 2 who have paid a year in advance and about 8 – 10 who not yet set up a direct debit. At the current rate this covers the current running costs of the CLT.

Jerry will also be looking for alternatives to 3<sup>rd</sup> Sector Accountancy for preparation and sign off of our accounts. Last year the cost was £600.

#### 3) Business Plan

Paul mentioned that a Business Plan will help us work through the projects over the next 5 years, put us in a very good position when bidding, and the process will work through our processes and update if required. There was also feedback from a discussion between Trudy and Trevor Cherret. Wiltshire CLT are in the process of putting together rules and guidance for those who want to bid for start up funding. He confirmed the we would be able to apply, and a Business Plan would be required to support a bid. Louise Newman at Wiltshire Council (WC) confirmed that WC would approval to the release of funding.

Paul mentioned that the format suggested for the Business Plan would be under the following Headings:

- 1) Exec Summary, contents and glossary of terms.
- 2) Introduction Section – Will consider what the plan is for and what we are about
- 3) Opportunities and Challenges – What we can do what we want to do or what is stopping us
- 4) Current Context – how we operate, swot analysis, risk analysis, work plans etc
- 5) Appendices

Item 1 above will be completed after all other sections are complete. Over the next few months the Steering Group will consider a section each meeting. The following meeting a draft will be brought back of what was discussed at the previous meeting (circulated beforehand) and then discuss the following section.

We aim to have a draft Business Plan 2024 – 2029 by 31<sup>st</sup> March 2024 in order to put to the AGM in May 2024.

It was agreed that we did some work on a mission statement last year which was not ratified. This document recognises that our opportunities to build houses will be limited, and we may need to take on a facilitating / enabling role in securing affordable homes. Do we stop at housing? Please see the document (Nadder Community Land trust : Mission 2022 – 27 ) which is attached to these notes. Once this document is agreed it will be incorporated in the plan.

Paul / Jerry to work on the draft.

Gerry suggested that the Business Plan should include housing growth numbers in the Local Plan should be included. These will be included in the section on Opportunities and Challenges to be discussed at the next meeting.

#### **4) Updates**

**Old Sports Centre:** It would seem that the section 106 is with the Planning lawyers and this document is in an agreed form. The delay would appear to be as a result of a disconnect between the Estates and Planning teams. Because Stone Circle are not owners of the land they can't sign the S106, so the land deal and planning are to be concluded at the same time. Also note that Stone Circle are looking to recruit into the development team to keep up with workload.

The land transfer has to be reworked because the layout is changing the access and not from the Public Highway. As a result, WC want to put protect its position in the event of the site to the north being developed. This has been going on for some while. Dick Budden contacted Richard Hughes and planners are aware and hoping that they will be in a position to issue a decision notice soon.

For those who did not attend the land to the north includes the fields behind the industrial units on the Wyndham Estate. This site is not included in the Local Plan but Jerry mentioned he saw a document with the site being identified for commercial uses. Paul mentioned discussions with the landowners (Kenney Herbert Family) in 2019 / 202 they said that they are in no hurry to sell. The main Estate was sold with these fields retained for the future benefit of the family. They envisage a possible advantageous inclusion in the next Local Plan. The commercial allocation seems a step on the way to achieve this outcome.

**Trellis House:** No update

**Station Works:** Gerry mentioned the Parish Council have responded to the "provision of a boat option" with a no. This is also the response of the Environment Agency. NCLT needs to get a dialogue with Tisbury Homes to discuss strategic matters rather than financial. Paul to speak to Trudy.

**Neighbourhood Plan / CIL:** Gerry advises that the draft plan should be concluded by the end of this week and the Regulation 14 process concluded by the end of the year. The CIL application will be reviewed once the WC officers have concluded the Local Plan consultations.

#### **5) AOB**

**Station Masters House:** Ione mentioned she had spoken to Network Rail about the Station Masters house, and they seem to be more receptive to affordable housing. Ione to get them to visit us some time in December.

**Membership:** Jerry mentioned that a number of membership applications have slipped through the net. We don't have a process for dealing with them, but agreed we should work on a simplified process along the following lines:

- Applications received and added to a proforma (in the form of the members schedule held by Clyde as Company Secretary.) By A. A acknowledges receipt.
- Application proforma sent by A to decision maker B.
- Decision confirmed by B and proforma sent to Clyde to add to master list, B confirms to A decision.
- A advises member of outcome.
- Clyde adds list to next Board meeting.

This is the outline and need to agree who are A & B.

#### **6) Next Meeting**

**Monday 20<sup>th</sup> November 2023**