



Nadder Community Land Trust

Development by the Community for the Community

Notes

Steering Group Meeting

Monday 20th November 2023

Present

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|-------------------------|----------------------|
| 1) Trudy Austreng (TA) | 5) Jerry Mason (JM) |
| 2) Paul Mansbridge (PM) | 6) Gerry Murray (GM) |
| 3) Ione Lacey. (IL) | 7) Sarah Cowell (SC) |
| 4) Roger Jkinson (RJ) | |

Guests

- | | |
|----------------------|------------------|
| 1) Dick Budden. (DB) | 2) Tim Ward (TW) |
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Dick Budden was introduced as Councillor for Tisbury. Tim Ward was in attendance as he had an interest in our aims. (Tim has subsequently decided not to join the steering group).

1) Apologies

- 1) Clyde Whittaker (CW)

2) Financial

Jerry provided an update of our financial position. A copy of the paper was circulated prior to the meeting and is attached to these notes.

JM also advised that there is a new bank account for the 200 club. The intention is that all payments be migrated to the new account. This will be done gradually to avoid any confusion or members cancelling and not renewing. The first phase is to ask all steering group members (including family and friends they have asked to contribute) to change payment details to the new account.

3) Business Plan

PM set out the latest on our business plan. Much of the information has been gathered and draft will be prepared over the next couple of months. Target finish date is 31st March 2024. To date the projects / activities that will appear in the Business Plan will be:

- 1) Delivery of Old Sports Centre scheme
- 2) Guiding potential tenants what they have to do to be able to apply for affordable housing
- 3) Identify potential projects

A SWOT analysis and schedule of potential risks will be circulated prior to the next meeting.

4) Feedback on New Member Process

In principle it has been agreed that Sarah will administer new member applications, with the approval to be delegated to the Company Secretary. SC to discuss detail with CW. A board paper will be required to formalise the arrangements.

5) Updates

Old Sports Centre: It would appear the S106 and land transfer documents are now agreed. Stone Circle's board have agreed to release funds to proceed with the next phase of the project, on the basis these documents will eventually be completed.

Stone Circle will now be confirming fees with the professional team as well as updating scheme appraisals. Hopefully in the new year we may be in a position to start talking dates / programme.

The following information and actions have happened since the last meeting:

- 1) Advised Stone Circle of local agents in Tisbury in order they can become involved in the sale of the market housing.
- 2) Agreed that Stone Circle will give advance warning of when the site needs to be cleared and fenced. GM can then advise the school so that the process of getting vehicles to move off site can happen without causing any bad feeling.
- 3) The fencing of the site will occur once the contractor has been appointed.
- 4) White Horse have been advised in order they can pursue a meeting with the Stone Circle professional team to discuss the specification.

Dick Budden mentioned there was some concern expressed at a cabinet meeting by the oversight and scrutiny committee about the viability of Stone Circle Developments within Wiltshire Council. He subsequently asked about our contractual position and was advised we are not in contract yet. He expressed concern and asked if we wanted it raised with the Stone Circle Board. During the meeting we commented we have had a good relationship with those involved in the project (Stone Circle, White Horse, Wiltshire Council, Homes England, Locality, and Tisbury PC). We ideally want to be in contact with as soon as possible. We have also discussed the scenarios should Stone Circle be unable to proceed with the scheme.

Trellis House: With the changes from Father Robert to Father Jonathan and more scrutiny from Salisbury, approval is now needed from the Diocesan who meet quarterly. Any discussion on development at Trellis House can only be followed up once the new arrangements have been ironed out.

Station Works: PM and TA to meet with Mark Hewitt of Intelligent Land on 22nd November.

Neighbourhood Plan : GM advised there is now a regulation 14 of the plan which will be ready for consultation after Christmas.

Station Masters House: JM and IL met with representatives from network rail and others to discuss the future of the building. The length of any lease, 12 years or 25 at a push, does not offer significant length to implement a residential scheme. There is potential for a community uses.

CIL Application: Wiltshire Council will look at the proposals after the Local Plan consultations have been concluded. DB said he did not feel that the rail improvements would happen for at least ten years. The application has been made to enable pedestrian access to the Station Works, but designed to enable railway improvements at a later date. Should the railway scheme not get funding for many years, it would not necessarily prevent Station Works happening. In response to DB's comments GM made clear that the CIL application was not in any way dependent on the double tracking of the railway line it was about the release of a strategic brownfield site in Tisbury.

AOB: None

5) Next Meeting

Monday 18th December 2023 @ 19:00 as a social gathering at The Boot.

NADDER CLT TREASURERS REPORT – NOVEMBER 2023

The bank account for the 200 Club has now been opened – its only taken 4 ½ months, but better late than never. I am still waiting for paying-in book, cheque book, access dongle and associated paperwork to arrive. My plan is to “migrate” standing order payments from existing 200 club members to the new account on a phased basis over the next few months – obviously this will need to be handled carefully to avoid 'losing' members along the way, but I would like to ask all Board & Steering Committee members to amend their standing orders immediately.

The 200 Club bank account details are as follows;

Co-operative Bank

sort code	-	08-92-99
account no	-	67317176
acc. Name	-	NCLT 200 Club

The 200 Club now has 69 members and I am aiming to have at least 100 members before next years AGM; I plan a publicity exercise at the “Tis The Season” event on Saturday 9 December, with a stall located in the car park of the dental practise in the High Street. I will have a further supply of promotional leaflets for the CLT & the 200 Club to be handed out in the High Street, and propose to run a “Tombola” as a fund raiser – prize donations & volunteers for the day will be gratefully accepted! I also plan to hold the December Prize Draw on the same day at the stall. As the prize money will be doubled, I hope we can sign up a few more members between now and December; I would also ask you all to spread the word, and encourage friends and contacts to become members. There is an application form in the '200 Club' section of the website – www.naddercommunitylandtrust.org or people can email me at Jerry.Mason@NadderCLT.org and I will forward details to them. I would also like to circulate this information to the CLT supporter/member database

NCLT Current account balance after payment of subscriptions & November prize draw is £617.57.

I am also looking for a cheaper alternative to our existing accountants, and hope to have further information available for our next meeting.

Jerry Mason

Treasurer Nadder CLT

19 November 2023