

Minutes of a Meeting of the North Horsham Community Land Trust (NHCLT) Steering Group held on Tuesday 20th January 2020 at Roffey Millennium Hall, Crawley Road starting at 6:30pm.

In attendance:-

Mr Paul Tunnell (PT) note taker
Mr Peter Beckley (PB)
Mr James Davidson (JD)
Mrs Joy Gough (JG) – Chair
Mrs Carol Grubb (CG)
Mr Rory Grubb (RG)
Mr David Hardcastle (DH) membership secretary (joint)
Mr Philip Machin (PM)
Mr Stuart Norton (SN) Vice Chair
Mr Alex Shine (AS) Project manager
Mr John Smithurst (JS) Treasurer
Alison Best Dufour (ABD) Web manager
Ms Angie Lowen

1. Welcome and introductions

JG opened the meeting at 6:30pm, welcomed all in attendance. Introduced PT that he would be taking notes. ABD was on working party and will bring with her a wealth of experience.

Apologies for absense

Mr Donald Mahon (DM) Secretary
Mrs Jean Hardcastle
Mr Tom Warder (TW), Community Led Housing Advisor from the Sussex Community Hub
Sandra Nestor
Mrs Pauline Whitehead (PW)
Alan Britain Chair Parish Council, Associate Representative

2. Matters arising from the Meeting held on Wednesday 8th January 2020

The notes from the meeting had been circulated and were available on the Parish Council website www.northhorsham-pc.gov.uk.

PT asked if there was a formal process to add people to the steering group. JG said all people expressing an interest have been included. There was a discussion about the size of the group. It was felt that we needed to encourage more residents to be involved. JS - Smaller workgroups could be formed. A board will subsequently be appointed.

3. Updates (chair to report)

Letter sent to CEO Legal & General requesting letter of intent re element of affordable housing, endorsed by Parish Council. Awaiting their reply

Saxon Weald meeting arranged for 11:00am Jan 28th to see what they can offer us as a registered provider. JG, DM, SN TW (PT) to attend

ABD explained that a view of several registered providers should be sought.

The issue of in perpetuity could be awkward with some.

Requested email addresses for a mailing list. All to agree. **JG to check GDPR regs with PW**

Please email any issues to JG in advance of next meeting, by 8th February 2020. [joygoughrh12@gmail.com]

4. Small group discussion of vision and aims of NHCLT

Feedback of groups to whole steering group to begin to compose a joint statement:

What do we want our organization to look like? Culture? Ethos? Mood?

Inclusive, non-judgmental, democratic, local, listening, all singing from the same sheet, aligned focus and vision, caring, empathetic, provide genuinely affordable housing, positive, forward looking, sound quality and decent.

Approachable, working together, helpful, benefit North Horsham.

Happy, positive, community minded, helping local people (North Horsham Parish) ECO/Green/sustainable, professional, good standing, encourage responsible tenants, agreement/charter

Where are we going?

To provide genuine affordable housing for local people, Making use of best practice. Engage with general public. Move beyond enthusiastic amateurs.

Affordable housing for local people

Form a board, legal entity. Understand commercial figures Scale of development – no.of buildings, size, type, new/old, conversion in addition to L&G site. Meeting with other CLT providers

What can we realistically achieve?

1st year structure in place, identified key partners and stakeholders Forge links with providers Have some dialogue/input to Novartis site Identify and secure funding.

Within 5 years: fulfilled initial aims 20 homes? Ongoing funding identified.

Keep abreast of other opportunities/sites

Commitment for 10/20 units in 12 months – built 24 months

Small number of units for local people. Affordable running costs. Form small working groups. What funding can be obtained

What words or phrases depict the type of organisation and end-goals we want?

Representative, professional. Pride in neighbourhood, Genuinely affordable, Quality of build, decent housing, effective, clear vision, credible Affordable housing, working in the area, family connections local people. Solid, fair, ECO, sustainable, stepping stone to housing ladder, forward thinking Partnership. To provide a temporary home for them to rent.

5. **Information and discussion about types of legal format for the NHCLT and a preferred choice** **Deferred to next meeting as JG has received a lot of info that she feels we should consider and will share with the group.**

JG – there is a CLT at Pulborough (Pulborough community land trust)

6. **Finance – Current situation (treasurer to report)**

JS – Awaiting bank account – need a constitution. Have already spent £183 plus £50 postage and stationery.

- **Future expenses**

£75 subscription to the National Network of the Community Land Trust, and cost of model rules, and refining to meet our needs..

Can we all think about sources of funding for the next meeting?

7. **Date and time of next meeting – Tuesday 3 March 2020 6:30pm Roffey Millenium Hall.**
8. **Meeting closed 7:40pm**