

**MEETING NOTES WARSOP VALE COMMUNITY LAND TRUST
15 DECEMBER 2011
MALCOLM SARGISON RESOURCE CENTRE**

Present: Andrew Murphy (AM) Trustee W.V.V.A
Derek Coleman (DC) Trustee W.V.V.A
Sue Nicklin (SN) W.V.V.A
Robyn Green (RG) Resident
Russell Nash (RN) Resident
Andy Wilmot (AW) Resident
Tony Simpson (TS) Resident
John Wood (JW) Trustee W.V.V.A
Glyn Nussey (GN) Resident
Kaye Brewin (KB) Resident

In Attendance: Carol Avison (CA) Community Participation Officer MVMP
Gary Kirk (GK) Chief Executive MVMP
Mark Anslow (MA) LHA-ASRA
Maggie BenSusan (MB) East Midlands Housing Association (EMHA)
Ailsa Daykin (AD) East Midlands Housing Association (EMHA)

<u>Item</u>	Action
1. Welcome & Introductions	
Derek Coleman (DC) chaired the meeting and asked for introductions to be made.	
2. Apologies	
No apologies received.	
3. Blasé Lambert – residents training	
After discussion people wanted to hold a separate meeting to decide what to do about training as RG had found details of someone else who could assist. Both parties had submitted details of what training they could offer and CA suggested that the group interview them both for the work before deciding.	ALL
4. Update on planning and development	
TS asked whether there was a clause in the Section 106 agreements that there was an option for the CLT to own the properties at the end of the scheme.	
MA said that there wasn't because the CLT had not yet been formed but there is a clause that states that at the end of the mortgage it could be handed over either to a CLT or a community-led housing organisation and there was a stipulation in the planning to ensure that the new homes were for affordable housing in perpetuity.	

TS said that he felt this was not what had been discussed in the past.

MA mentioned that there would be a local panel with representatives from the community on who would try to let the houses in the first instance, and if they were not let then they would go to Moveahead to be let.

CA said that the previously mentioned work to establish a local lettings criteria still needs to be done and as she would no longer be involved after the meeting that residents should pick this up under their training at a later date and at future meetings

DC asked if people could be refused properties. MB said that it depends on the reason as it has to be done fairly. MB went on to say that EMHA has a pre-tenancy agreement and vet people with regards to Anti-social behaviour and criminal convictions. Also EMHA has starter tenancies with new tenants so that they can prove themselves. **ALL**

GN said that he had heard that LHA-ASRA was not now doing the project. MA said that LHA-ASRA has had to look at internal capacity to develop projects and that they would be developing the scheme and then handing it over to East Midlands Housing Association. TS then repeated his earlier question about the homes transferring to the CLT to AD who said that her organisation has a record of working with community-led schemes and is in support of setting up the CLT. One of the members of EMHA is Midlands Rural Housing and the group has been supporting them to establish a similar scheme and are keen to work with Warsop Vale on this one. AD described a model with Midlands Rural Housing in which the CLT buys back the properties at various stages depending on the outstanding finance, sometimes at nil cost if loans are repaid. TS asked if AD would put this in writing to which she agreed. **AD**

It was agreed that residents at the meeting felt that the homes would transfer to the CLT once mortgages were repaid.

Ad mentioned the tenants compact used by EMHA which enables tenants to draw up their own rules and regulations. MB said they have found this works well and the tenants are much stricter at enforcing their own rules than any drawn up by EMHA as they become self-regulating.

5. Any other business

Things to be done: The land needs to transfer to LHA-ASRA by **MA** December 31st. MA agreed to let people know the outcome.

CA is to send copies of all meeting notes etc to Sue Nicklin and **CA** Maggie Ben Susan.

Local employment and training: MA said that the lowest tender that has come back is from a firm called Mansells, and they have agreed to take on local training places through West Notts College and there will be some local jobs for whoever applies and has the relevant qualifications. MA has advised they advertise in the shop and notice board. CA suggested the parish newsletter.

The potential to offer a site office upstairs in the centre or at the community centre (former shop) was discussed.

The car park area was discussed and MA said that they had got until the scheme was developed to sort out how that would be managed. MA also said that with regards to side windows being obscured on the properties on North Street the Police were insisting that the downstairs ones should be clear for surveillance purposes. People agreed that existing North Street houses all have high fences so this was not an issue for privacy.

CA said that as she was not around in the new year then the group **ALL** needed to organise the meeting notes and distribution.

GK said that there is a potential that the newly emerging successor company to MVMP, called Making Places Regeneration Company, could still be involved in the scheme.

TS asked if the CLT could come under WVVA umbrella. This was a matter for WVVA trustees to decide at their meeting.

6. Date and time of the next meeting.

To be announced.