

**MEETING NOTES WARSOP VALE COMMUNITY LAND TRUST
07 FEBRUARY 2012
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) Trustee W.V.V.A
Russell Nash (RN) Trustee W.V.V.A
Tony Simpson (TS) Resident
John Wood (JW) Trustee W.V.V.A
Kaye Brewin (KB) Resident
Angela Brewin (AB) Resident

In Attendance: Carol Avison (CA) Community Engagement Manager MPRC
Mark Anslow (MA) LHA-ASRA
Maggie BenSusan (MB) East Midlands Housing Association (EMHA)
Ailsa Daykin (AD) East Midlands Housing Association (EMHA)
David Orledge (DO) East Midlands Housing Association (EMHA)
Stuart Kerr (SK) Mansell Construction Services Ltd (MCSL)
David MacDonald (DD) Mansell Construction Services Ltd (MCSL)

<u>Item</u>	Action
1. Welcome & Introductions	
TS chaired the meeting and asked for introductions to be made.	
2. Apologies	
Glyn Nussey	
3. Update on planning and development	
MA said that contracts had been exchanged on the land the previous Friday. The Section 106 agreement has now been completed by Mansfield District Council and planning approval complete. Within the next couple of days all legal completions as well as funding would all be in place.	
3.i Parking bays on North Street	
MA stated that lockable bollards for the eleven parking bays had been included in the construction contract. It was agreed that the CLT will be able to manage and rent them out to produce income. The query raised in the January meeting about vehicle access to the bays had been looked at by engineers. MA said that he would send out amended drawings by email which showed a wider circle for access.	MA
3.ii Start on site	

MA said that the build contract would be signed as soon as all the legalities had taken place, which would be within a few days and start on site will commence six weeks after that. TS said that a car without road tax has been parked on the North Street part of the site for months and it has been clamped by the DVLA. MA said that he would follow this up. **MA**

A newsletter should go out to update residents on progress and start on site and CA agreed to do this after receiving information from MA. **CA/MA**

DD said that as MCSL are part of the considerate constructor's scheme they will also be sending out their own letters to people.

4. Update on consultant and training

CA reported on discussions with John Watson, who residents had asked to do the training in January. John had sent through details of his tender which included matters around pre-development and a business plan, which were not relevant as this had already been done and start on site was imminent. CA then asked him if he could look at governance and resident training as well as developing the lettings policy, which had been identified as what was needed previously, and he had declined the contract as he said it was not cost effective nor had he the relevant skills.

CA had then emailed and rung around trustees/residents to see if she should try and secure Blasé Lambert, who had been in discussions several months ago. All but one agreed to try to secure Blasé if he was available, which he was.

SN sent out a letter of appointment on behalf of the group and training dates had been identified for 13th, 20th and 27th February, at 5.30pm with a stakeholder meeting 3pm on the 13th.

A query was raised about the number of people Blasé was able to train. RG said that John Watson could only train four people and he thought it was the same with Blasé. CA said that she had never seen this number mentioned anywhere but would follow up as a matter of urgency. **CA**

CA said that she understood from conversations that at the January meeting it had been agreed that the CLT would sit under the WVVA umbrella but that this had not been agreed at a WVVA trustee meeting. CA asked if this could be on the agenda at the next WVVA meeting. **SN/ Trustees**

5. Lettings criteria

MB said that in the Section 106 agreement there is a clear statement of local connection within a lettings criteria and that looking at a local lettings policy needs to be a priority under the training.

MB suggested that a starting point would be to look at the objectives of the policy and ensure they are clear as this would help shape the policy, for example, working people, families, etc, occupancy levels.

People said that the number of empty private rented properties in the village was going up but the social housing was full. CA said that it would be good long term if the CLT could acquire the empty properties and manage them for the future. People thought this was a good idea to look for funding for the future and also to employ a paid worker. CA said she knew of two sources, the CLT Development fund and the Homes & Communities Agency but would discuss this with Blasé Lambert. **CA**

6. Local employment

DD and SM said that unlike other companies they have a pool of employed labour rather than sub contract most of the work out. They have agreed to advertise locally for suitably qualified local people but usually trades people call in on sites looking for work. CA said that she would let them have details of Warsop News as the advertising is cheap and the paper goes out free to every household in the parish and also would send details of the local employment initiatives that help people. **CA**

7. Any other business

7.i Attendance at meetings (Committee members, uninvited people)

SN had raised this issue as she felt attendance was hit and missed and people who had never been involved previously had turned up. A discussion took place and it was agreed that it was a closed meeting and when someone new wanted to join then this should be raised at a meeting and then they should be invited to the next meeting.

CA said that she had written to people who had previously been involved to see if they were still interested and only one person had rung up to ask to be removed from the mailing list so one or two may attend the training.

7.ii Bank account, draft constitution

CA asked if the bank account had been opened yet, which it hadn't. CA said that the bank mandate would require people to state position in the organisation and signing authority, constitution etc.

It was agreed to formalise roles and form a committee. TS was elected as Chair, DC as Treasurer, and RN as Secretary, with all other residents as committee members.

7.iii Ensuring ALL committee members are aware of meetings

DC and JW both said that they had not been informed about the meeting on January 10th and there had been some confusion about whether the date had been agreed.

It was recognised that whilst CA was there to support the group this would be picked up but after that point it should be done in the future. **ALL**

7.iv Exchange visit to Midlands Rural Housing

AD has spoken to Allison Clamp over at Cromford and she is happy to facilitate an exchange visit.

TS suggested that this take place in March after the training sessions. **AD**
AD agreed to ask for dates.

Other

CA said that the National CLT conference was coming up on May 10th but so far there were no details of costs involved.

CA mentioned branding and identity for the CLT. TS agreed to design some logos for people to choose from. **TS**

8. Date and time of the next meeting.

The next meeting will be on 6th March 5.30 pm at the Malcolm Sargison Resource Centre.