

NORTH LANCASHIRE COMMUNITY LAND TRUST (NCLT) – CHAIR’S REPORT [2014-15](#)

In the year from ~~1st February 2014~~~~November 2013~~ to ~~31st January 2015~~~~November 2014~~ the North Lancashire Community Land Trust considered a number of different initiatives although it does not as yet own or manage a property. These were as follows.

1. De Vitre Gardens

De Vitre gardens is land owned by the NHS which a group of people living nearby would like to use as garden space. For De Vitre Gardens a bid was submitted to the Community Wind Turbine Scheme and was successful in obtaining funding [of £2200 towards the legal costs of having a lease prepared](#). The work for this has largely been taken forward by Gina Dowding and Michael Hallam. Michael had met with David Redmore and both he and Gina liaised with the informal community group. The group were to be encouraged to secure a lease in their own right with Gina and Michael to provide support. Gina provided the group with a model lease used by the Fairfield group.

2. Ryelands Park House

Two of the Directors looked at Ryelands Park House. Simon Gershon met with Helen Ryan in the City Council about trying to find a community use for the building. Simon also tried to contact the NHS Property Department to seek transfer of ownership or a lease to proceed with refurbishment but was unsuccessful.

3. The Bakery Garden

Gail Capstick and Simon Gershon looked at land in Skerton known as the Old Bakery Gardens. The Bakery Gardens is a rough bit of land near what was previously Skerton High School. At the school a number of buildings have been knocked down. The Bakery Gardens appears to have been seen as having no commercial use and having considered options it was decided that the NCLT could not envisage a potential use for the site if it were to be available.

4. Aldcliffe Road Housing Co-operative

There was some discussion about the NCLT supporting a housing co-operative which sought to obtain a large property on Aldcliffe Road. The Land Trust decided against being involved with this as the group concerned largely wanted a low cost mortgage provider and was not thought to be delivering any significant community benefit.

5. Marsh Community Garden A householder on Long Marsh Lane had been very active in challenging the housing developers who proposed to remove the tree covered bank on one side of the road. A group of people had formed to make it a community garden. Gail Capstick liaised with Julia Russell of the Marsh Group about the land and attended a meeting held by the group at the Friends Meeting House. No further assistance was needed by the Marsh Group from the Land Trust.

OTHER MATTERS

In addition to considering the viability of various projects listed above NCLT directors looked at a number of other relevant issues both external to the trust and internally.

Simon Gershon has been working with Paul Bullimore, the Woodlands Officer, trying to compile a list of local green spaces.

A specification was to be sent out in the newsletter in early 2015 for the CVS newsletter relating to the recruitment of new directors.

Prior to this, in 2014, a skills audit had been done with the four different directors establishing what skills they considered themselves to have and what others could be identified as being needed from directors to take the work forward. It was thought that estate agency, legal and financial expertise might be particularly useful.

A number of policies and procedures were considered. In May a Conflict of Interest Policy was looked at with Gina leading the discussion resulting in the policy being amended and circulated. The Recruitment Policy was also looked at and constructively criticised. As the bulk of the Recruitment Policy related to staff and the NCLT does not have staff this policy was not adopted.

Gail Capstick, November 2015