

# **Eastington Community Land Trust (CLT)**

**Meeting 6<sup>th</sup> May at 7.00 pm in Village Hall**

## **MINUTES**

### **1. Attendance and Apologies for absence**

Muriel Bullock (Acting Chair), Alan Brasier, Liz Hughes, Tom Low (Acting Secretary), Kathryn Gribble (Acting Treasurer), (general members): Ed Davies, Anne Pitcher, Roy Pitcher. Apologies from Ian Crawley, Pete Hughes.

### **2. Approval of Minutes of 25<sup>th</sup> April 2016**

Accepted and signed by Chair

### **3. Feedback on potential funding from Stroud DC (RTB monies) and PWLB via Parish Council**

3.1 Stroud RTB monies can only be paid to a Registered provider (in our case, Aster Homes). The difficulty arises that this cannot be deployed if there is any funding from HCA.

**ACTION – TL to speak to Karl Hine**

3.2 PWLB money entails significant commitment for the Parish Council. Requires detailed feasibility which can be covered by the £10,000 Locality Grant. An update has been prepared for Parish Council indicating possible detailed reports in June or July

**ACTION – TL and MB contact Clerk**

### **4. Progress on recruitment of Solicitors**

TL presented report circulated. Efforts by EH and AB were unfruitful but appreciated. Prices proposed by BPE seem reasonable unless other discussions with Hugh Read (Phoenix) on 18<sup>th</sup> May prove more fruitful. MB felt that a retired solicitor in Frocester may be useful and will report back.

(Secy's note: three sources say that the rate quoted by BPE was 50% to 75% below market)

### **5. Feedback on Model Rules**

MB circulated copies taken from the National CLT Network site. From her own reading, MB recommended members to consider:

Specifying local nomination rules

Keeping Membership register up to date (currently with acting Secy TL)

Issuing Share Certificates (appears good idea)

Agreeing Registered Office

Period of service for Board Members

Definition of residents

Code of Conduct

Rules for expenses to Board Members

Agreed that members read model rules and bring suggested interpretations/modifications to next meeting, which would be more of a Workshop to achieve a first draft plus questions for a solicitor/ Ian Crawley

**ACTION - All to read**

**6. Draft of a budget for National CLT Grant of £4,000**

TL presented the circulated draft, also discussed with KG. KG recommended adding £100 to room hire, otherwise draft accepted.

**ACTION – KG to monitor**

**7. Draft of budget for potential £10,000 Feasibility Grant**

TL has organised a session with GRCC's Barbara Pond to examine the Locality Grant on 12<sup>th</sup> May. Members happy with broad budget heads, subject to advice from GRCC. TL to bring draft of on-line application to next meeting (we have 30 days to refine before final submission).

(Secy note: advice from Parish Clerk was to increase feasibility/business plan element, which will be fed into GRCC discussion)

**ACTION – TL to report back**

**8. Steps needed to achieve a Public Meeting by early July**

Agreed provisional dates Monday 11<sup>th</sup> and Saturday 16<sup>th</sup> July in Village Hall. Objectives would be to recruit as many new members as possible, then to call a later meeting to elect Board Members. If land is settled by that date, information would be shared too, otherwise kept aside.

Aster Homes to be invited to mount a display and attend **ACTION – TL contact Karl Hine**

Maximum advertising to include article in ECN (item 9 below), leafleting closer to the date, leafleting businesses since membership includes "working in parish" **Agreed** to research all employers, to be led off by AB and contributed to by all.

**ACTION – AB then all**

Ensuring that CBS is ready to register is a priority and subject of next meeting.

**9. Drafting content of article for ECN**

TL provided a set of headings which was vigorously discussed. Emphasis was to be on "Affordable Rented Homes" "local homes for local people" "living or working in the Parish" "family connection" . Explain public meetings, importance of membership at £1.00, members electing Board Members.

**ACTION - TL**

**10. Date of next meeting – 20<sup>th</sup> May 7.00 Village Hall**

**CIRCULATION :** Steering Group, members attending, Cllr John Jones, Paul Mannings and website

Tom Low, Acting Secretary