



# Eastington Community Land Trust Limited (ECLT)

## Fourth Meeting of Board Members

Thursday 16<sup>nd</sup> February 2017

at 7.00 pm in Village Hall

### Minutes

**Attendance:** Alan Brasier (AB), Tom Low (TL) (Secretary), Lynne Farnden (LF) (Treasurer), Martin Elliot (ME), Cllr John Jones (JJ), Tom Morrison (TM) (Chair), Muriel Bullock (MB) (Vice Chair), Karl Hine, Aster (KH) and general members Ann Pitcher and Ed Davies

**Apologies:** Paul Mannings (PM), Sharon Wells (SW), Alison Loverage (AL),

**Declarations of Interest:** there were none

#### 1. Approval of Minutes of 2<sup>nd</sup> February Board Meeting

Minutes approved and signed by AB, chair of that meeting.

#### 2. General Members and members of public

Ed Davies reported a visit to site when he felt it was a bit muddy but found the motorway noise lower than expected and possibly lower than he experiences in Bath Road. KH said that the Phase Two Ground Survey would be examining the drainage as would the engineers' report. Agreed to highlight drainage in Terms of Reference for Engineer.

**ACTION – KH, PM**

#### 3. Financial report

3.1 LF reported no change in the position of the Budgets

3.2 LF presented two cheques as previously circulated and both were approved and signed by TL, MB

3.3 LF and TL reported the current draft was now available and would be delivered to members over the weekend. TL further explained that the drafts would show some yellow highlights which was where members may be asked in future to undertake scrutinizing tasks. TM asked that all members indicate any issues before the next meeting in order that a final version be prepared for approval

**ACTION – all**

#### 4. Update on Grants via SDC

JJ reported that he had attended the SDC Housing Review Group on 15<sup>th</sup> February. There is a programme of 10 meetings for this year, the next one being in April after the March Housing Cttee. SDC Officers proposed spending £105,000 of their £149,500 Communities Housing Grant on a part-time Housing Enabler from GRCC, with the £44,500 remaining going to some of four current projects, including ECLT. Decisions on this report would be made at the 28<sup>th</sup> March Housing Cttee. TL challenged the spirit of the SDC proposals, a view shared by all members. Rather than complain right away, it was resolved that TL seek advice from National CLT and share the outcome. JJ offered to share his notes from 15<sup>th</sup> February with TL to better understand the proposal.

**ACTION – TL, JJ**

Signed by TM, Chair .....2<sup>nd</sup> March 2017

**Feedback from DCLG, 17th February:** TL spoke to the policy officer at DCLG who confirmed that SDC were within their rights to allocate funds as proposed. **However** funds for 2017/18 will be administered centrally and ECLT can apply directly to DCLG from 1<sup>st</sup> April.

#### **5. Feedback on meeting with Principal Designer**

MB and LF reported on the meeting being very useful in understanding some of the technicalities of the design process albeit that most of the Health and Safety burden fell on Aster and the on-site builder. TL picked up on the Board's responsibility being to appoint appropriately qualified consultants. This had been done mainly by KH and PM drawing up Terms of Reference and thereafter judging the tenders. KH and the architect have been happy with the quality of reports produced as a result.

#### **6. Progress on GPR survey**

TL had exchanged e-mails about gas pipes with Midland Survey, evidence of whose work was noted by MB, LF and TL when walking the field with the Principal Designer. The full report is expected around 20<sup>th</sup> February.

#### **7. Discussion on three second-cut options from Architect**

An extensive discussion came to the following conclusions:

##### **Option 1**

Options 2 & 3 were on balance preferred to Option 1.

Option 2 was preferred to Option 1 on the basis of the houses being semi-detached not detached. Option 3 was preferred to Option 1 on the basis that it provided an entirely different design layout.

##### **Option 2**

Option 2 was to be retained with modifications

Option 2 could benefit from being "stretched" towards the north, to provide larger gardens and less communal space which would be costly to maintain

KH cautioned against the expense of the circular road and asked that as a minimum, more traffic calming surfaces would be needed.

##### **Option 3**

Option 3 was to be retained with modifications. Option 3 was popular because houses facing each other implied a better sense of community

Option 3 should be modified to take all houses further west, further from the motorway. This would imply that the fibre cable be situated beneath the pavement. Option 3 should have 5 bungalows and no 4-bed house.

Option 3 should have semi-detached houses, including bungalows, for lower build costs and lower heating costs. Option 3 would benefit from being more "J" shaped like the first cut design.

**All options** should avoid the north-east corner because it is the low spot for managing sewer flow

TL offered to try a re-draft of Option 3 for circulation to prompt further discussion and to make instructing the architect more specific.

**ACTION – TL**

Signed by TM, Chair .....2<sup>nd</sup> March 2017

**8. Discussion on next steps in consultations**

Agreed that meeting with Parish Council on 23<sup>rd</sup> February would be too soon but that 9<sup>th</sup> March was a likely date i.e. after our next meeting. A provisional date for SDC planners of 3<sup>rd</sup> March was to be kept open, pending the re-drafting of Option 3. JJ and TL would attend as a minimum. TM asked that the Hydrock Acoustic report be modified to include reference to an earth bund and possible acoustic fence, and that the Ecology report be smartened up.

**ACTION – JJ, TL**

**9. Dates of next meetings**

**Agreed** that next meeting would be 2<sup>nd</sup> March, at 7.00pm in Village Hall by which time it is expected that the Draft Financial Regulations, Second cut Layouts and GPR survey will be available for decision.

**Agreed** that meeting dates to end of May would be:

March 16<sup>th</sup>, April 6<sup>th</sup> and 20<sup>th</sup>, May 5<sup>th</sup> and 18<sup>th</sup> (note that May 5<sup>th</sup> is a Friday)

**Meeting closed at 8.28 pm**

**CIRCULATION**

**Board of Trustees and** attending member Ann Pitcher

**Webmaster:** Ed Davies

**Aster Group** Karl Hine (KH)

**Advisor** Ian Crawley (IC)

**Parish Council Rep.** Alex Bomberg (EPC-AB)

**GLOSSARY:**

CLT – Community Land Trust

DCLG – Department for Communities and Local Government

HNS – Housing Needs Survey 2014

GPR – Ground Penetrating Radar

GRCC – Gloucestershire Rural Community Council

NCLTN – National CLT Network

NDP – Neighbourhood Development Plan

SDC – Stroud District Council

**Tom Low, Secretary, ECLT**

Signed by TM, Chair .....2<sup>nd</sup> March 2017