



Eastington Community Land Trust Limited (ECLT)

Sixth Meeting of Board Members

Thursday 16nd March 2017

at 7.00 pm in Village Hall

Minutes

Attendance: : Paul Mannings (PM), Sharon Wells (SW), Karl Hine, Aster (KH) Tom Low (TL) (Secretary), Lynne Farnden (LF) (Treasurer), Martin Elliot (ME), Cllr John Jones (JJ), , Muriel Bullock (MB) (Vice Chair), Alison Loverage (AL) and general members Ann Pitcher and Ed Davies

Apologies: Alan Brasier (AB), Tom Morrison (TM) (Chair)**Declarations of Interest:** PM declared a professional, non-pecuniary interest in item 5

1. Meeting Chair

In the absence of TM, MB chaired the meeting.

2. Approval of Minutes of 2nd March Board Meeting

Minutes of meeting of 2nd March were unanimously approved and TM was authorised to sign later.

3. General Members were invited to join the discussion of options for elevations and ideas for surface finishes

Russell Wilkes (RW) presented a series of interiors, elevations and suggested finishes. The interiors were all standard Aster layouts: SW, LF and MB agreed that those visited at Toller Porcorum were roomy and sensible and examination of these proposals supported their earlier views. LF asked if semi-detached designs could avoid having bedrooms adjoining the party wall. RW said that 3 out of the 4 combinations achieved this but he and PM declared that the building regs for soundproofing of party walls were very robust nowadays.

RW had put the latest layout into CAD for all future design work, resulting in some adjustments but not affecting the mix of types. JJ and TL commented on the bungalows being detached as opposed to semis, which KH confirmed would be preferable for build costs and tenants' heating costs. JJ and LF also remembered Holly Simkiss at SDC advocating bungalows be sited on the motorway side for acoustic benefit. RW said that, at the next stage, he would show alternative "street scenes" to include this. TL and PM expected the acoustic consultants to be asked to run at least two scenarios through their model in Phase Two.

Looking at exterior finishes, PM felt there should be more than one brick type used and more consideration of some render. RW had shown the 2-bed/3-bed semis as having contrasting brick and render finishes and again indicated that use of the 3-D modelling of street scenes would allow testing of different finish combinations. MB, LF, SW and TL quoted the success of Maiden Newton scheme, which had render and brick plus a cobble design (not appropriate for us) and a false-wood finish which was undesirable.

Signed by MB, Meeting Chair6th April 2017

A discussion on the potential for false chimneys resulted in general dis-favour, subject to review when considering the street scenes. RW suggestion that there be a mix of tile and slate roofs was welcomed.

KH said that overall there was nothing contentious from Aster's point of view but would be able to say more once his estimating colleagues had come up with a first-cut build cost in April.

TL asked whether, on balance, Board Members were happy for these draft designs to be presented to the Parish Planning Committee and to SDC's Mrs Simkiss and approval was unanimous.

ACTION – TL

4. Financial report

4.1 LF presented three cheques as circulated which were approved and signed by TL, MB and LF.

4.2 LF presented the three budgets and talked members through the changes since January; all budgets were approved.

TL outlined the procedure for reporting back to Locality on Budget 200, for which he and LF had a deadline of 14th April for submission. Some budget heads were underspent, principally on presentation materials, and action would be taken to purchase display boards and banners, required in late April, before March 31st to set against the Locality grant.

ACTION – LF, TL

4.3 JJ confirmed that Pippa Stroud would be taking a report to Housing Cttee on 29th March to include recommendation that ECLT be among the beneficiaries of the £44,500 available from the DCLG grants for 2016/17. TL had corroborated JJ's feeling that this would be no more than £10,000. TL asked that he and LF would be permitted to pursue the £40,000 Locality grant in full, which was agreed

ACTION – TL, LF

TL had also been in touch with DCLG about the 2017/18 grants from the Community Housing Fund. He and KH now expected to be meeting DCLG in London in mid-April. It was possible that sums from this source could be quite substantial: KH reported several CLTs had had 100% of their funding provided from the 2016/17 grants. KHH would be taking a financial case to Aster's Internal Investment Board in late April and was hopeful that DCLG could be a major donor.

ACTION – TL, KH

5. Confirmation of delegated decision to appoint an engineer

TM, LF and TL had approved the appointment of Intrado Robbins as initial engineering consultant and this was formally noted. A site visit would take place on 22nd March, to be attended by PM, TL and hopefully RW

Signed by MB, Meeting Chair6th April 2017

6. Feedback on Pre-Application meeting with SDC on 3rd March

RW, JJ, LF and TL attended a formal “pre-app” meeting with Holly Simkiss of SDC. All agreed the meeting went well, with no “stoppers”. Mrs Simkiss advised that bungalows be placed nearest the motorway, since they would be least affected by noise nuisance. Otherwise she was happy with the loop-design layout and the mix of house types. TL had provided Mrs Simkiss with a summary of all our reports from consultants, with which she was impressed. She asked for RW to submit some draft elevations by e-mail, after which she would provide her written opinion. (see item 3 above)

TL also submitted the full Air Quality report to Mr Jackson of SDC who wrote back to say he was happy with the quality of the work and that we could use the report for Full Planning application as it stood. Mr Jackson would expect a planning condition to require our builder to submit a dust and mud mitigation plan, which PM said was to be expected.

7. Discussion on presentation to SDC Planning Committee 23rd March

MB and TL reported that it had been agreed with the Parish Clerk to separate the presentation of planning matters from asking for the £4,000 balance from the Solar Fund. TL would prepare and present a slide show for the Planning Cttee comprising mainly graphics taken from the various consultancy reports and of course the architect’s layout and house types.

TL would then prepare a formal Feasibility Report to go to the 13th April Full Council, as the trigger for securing the £4,000. This report would be circulated in draft after the meeting of 23rd March to Board Members

ACTION – TL

8. Public consultations

It was agreed to time drop-in events for after Easter, with a Village Hall event on 27th April from 2.00pm to 6.30pm. This would be repeated at KB Coached old offices in Claypits on Saturday 29th April from 10.30am to 12.30pm. A notice would be placed in the Eastington News and further details organised at the 6th April Board Meeting. TL agreed to contact Laura Stephen of SDC Homeseeker Plus for assistance (achieved 17th March) and to design posters for the school fence. KH confirmed he would represent Aster.

ACTIONS – TL

9. Date of next meeting

Agreed that next meeting would be 6nd April, at 7.00pm in Village Hall. Principal business would be planning the two drop-in events and a report on the quarterly scrutiny of the financial records by MB and AB.

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:

DCLG – Department for Communities and Local Government

SDC – Stroud District Council

Tom Low, Secretary, ECLT

Signed by MB, Meeting Chair6th April 2017