



Eastington Community Land Trust Ltd. (ECLT)

Forty-first Meeting of Board Members

Thursday 4th October 2018

at 7.00 pm in Village Hall

MINUTES

1. Attendance Alan Brasier (AB) Tom Low (Secretary) (TL), Martin Elliot (ME), Sharon Wells (SW), Alison Loveridge (AL), Ann Pitcher, Ed Davies (ED).

Apologies: Tom Morrison (chair) (TM), Paul Mannings (PM), Cllr Mark Chatterley (MC), Karl Hine, Aster (KH), Muriel Bullock (vice chair) (MB), Cllr John Jones (JJ), Lynne Farnden (Treasurer) (LF).

Declarations of Interest: there were none

Questions to the Board: ED asked if there were regular utilities to the site. TL explained they were all present in the main road, including natural gas. ED also asked if there was a name for the site and TL recalled that the possibility of a link to the landowner's family had been floated but not fixed upon.

2. Approval of Minutes of Board Meeting of 20th September

The minutes were unanimously approved and signed by AB.

3. Financial and Administration Report

3.1 Invoices

There had been two invoices totalling £3,300 but cash flow being tight after paying the planning fee, a decision was deferred. TL indicated that these invoices, along with the planning fee had been submitted to SDC to release £6,963 of cash flow. Balance at bank was £2,959.62.

3.2 Public Consultation

Letters to Claypits residents were delivered by September 27th.

Public service had been provided by TM and TL at a GRCC conference in Stroud Subscription Rooms on October 3rd. This had been an excellent networking opportunity with GRCC principals, SDC officers, the chair of SDC Housing and David Drew MP present.

4. Lettings and S106

Mr Curran had had an exchange of drafts with Trowers and was due to report to TL by October 8th.

5. Progress on Legal Matters

5.1 Conditional Contract, Draft Transfer and 125-year Lease

KH having acceded to ECLT's wording on the grassed areas, we were both in a position to sign contracts, subject to any revisions by Red Kite.

Signed by AB acting chair.....18th October 2018

Red Kite had met with the landowner and raised points of detail, to which TLT had responded on October 2nd. The points were non-contentious and TLT awaited Red Kite's reversion.

5.2 Funding

TM, AB and TL had met with Homes England (HE) on 3rd October to discuss the purpose of our scheme. Matt Dodd and Helen Bone of HE appreciated the opportunity of the site visit and the discussion. It transpired that HE felt ECLT's scheme was on the expensive side and so recommended that grant funding be split between Infrastructure (available from CHF Phase 1) and main build (regular HE funding).

The 3 main items of access road, pumping station and acoustic bund/fence would remove a "top-slice" from the cost per unit of the main build. TM and TL took this proposal forward to SDC officers at the GRCC conference, in the afternoon of October 3rd and gained prima facie acceptance of the infrastructure component, which by law has to be obtained via SDC.

KH and TL would study the CHF Phase 1 prospectus and then meet with SDC and HE to progress this key element of the funding cocktail.

ACTION: KH, TL

6. Progress on filing Planning Application.

TL reported that the application had been submitted electronically on 28th September and the cheque acknowledged by the National Planning Portal on October 3rd. Clearing the cheque might take up to 10 days, after which SDC would take several days to verify the contents before allocating an official SDC reference. Thus, it will be mid-October before the scheme is made public on the SDC website.

7. Date of next meeting

The next meeting was agreed as 18th October at 7.00 pm in the Village Hall, by which time SDC should have verified the application and we could begin planning public consultation drop-in days.

MEETING CLOSED at 7.30 pm

Tom Low, Secretary

October 2018

CIRCULATION

Board of Trustees

Webmaster: Ed Davies

General Members attending

Aster Group Karl Hine (KH)

Parish Council Cllr Mark Chatterley

Signed by AB acting chair.....18th October 2018

GLOSSARY

Anthony Collins LLP	ECLT solicitors for S 106, led by Dominic Curran
BPE	ECLT solicitors for main contracts, led by John Russell
FCA	Financial Conduct Authority, our regulator
GCC	Gloucestershire County Council
GRCC	Gloucestershire Rural Community Council, an advisory body
HE	Homes England, primary grant-giving body for affordable homes
PRoW	Public Right of Way, of which route EEA 48 passes along inside ECLT's eastern boundary
Red Kite	Solicitors to the Vendor
SDC	Stroud District Council
S 106	Section 106 Legal Agreement pursuant to Planning Permission, including Local Connection
Trowers	Trowers and Hamlins LLP, solicitors to Aster for funding matters in particular
TLT	Solicitors to Aster Homes

Signed by AB acting chair.....18th October 2018