



## Eastington Community Land Trust Ltd. (ECLT)

### Eighty Third Meeting of Board Members

Transacted by Zoom 7.00 pm

Wednesday 2<sup>nd</sup> December 2020

### Minutes

- Attendance:** Tom Morrison (Chair) (TM), Tom Low (Secretary) (TL), Martin Elliot (ME), Alan Brasier (AB), Muriel Bullock (Vice Chair) (MB), Georgina Brocklehurst (GB), Lynne Farnden (Treasurer) (LF), Sharon Wells (SW), Alison Loveridge (AL).

**Apologies:** Cllr John Jones (JJ)

**Declarations of Interest:** ME for item 5.3

- Approval of Minutes**

The minutes of Board Meeting of 18th November 2020 were approved to be signed by TM.

- Financial and Administration Report**

- Invoices**

There were two invoices to be paid, which were approved. LF reported the receipt of the CHF grant and the annual ground rent from Aster, providing a balance after all cheques are cleared of £52,156.83.

- Independent Examination of Accounts**

LF had circulated the draft accounts to all trustees and Board voted unanimously to recommend the Accounts to the membership at the AGM.

TM asked Board to note that the land at Fullers Close, which might look illogical at a net book value of £1, that was correct accounting practise.

- Fullers Close Progress Report**

- Progress on site, handover arrangements and lettings**

SH had reported prior to the meeting that all homes had been allocated and that 100% of them were either current residents of, or were directly related to residents of, the traditional hamlets. This fulfils our top level of qualification and is a most satisfactory conclusion to our first project.

Signed by TM, Chair ..... 2020

To assist Aster Lettings Dept., TL had completed 5-minute video clips of each type of house. This had been well received by potential tenants since physical visits were not allowed under Aster's Covid-19 compliant protocols. The videos were now on ECLT website for posterity.

E G Carter's PR department were organising a drone fly-by for later that week (*secy note: video clip received and added to ECLT website 8<sup>th</sup> December*).

#### **4.2 Draft Housewarming card**

This had been circulated to Trustees and viewed (positively) by Aster and Carter PR departments. A number of typos had been spotted but otherwise the draft was approved.

AL was uncomfortable with the wording of the traditional ECLT logo. TM invited her to bring some alternatives to a future meeting.

**ACTION: AL**

### **5. Project Two**

#### **5.1 Partnership with Two Rivers HA**

Two Rivers' Executive had approved the Heads of Terms for ECLT Project Two, subject to discussion of the term of the lease. TM said that in principle he thought the 250 years requested because of the impacts on shared ownership values and mortgages, was not unreasonable. He would contact the landowners' solicitor to ask if they had any views, since any additional lease premium would accrue to them, not ECLT.

**ACTION: TM**

#### **5.2 Discussion of current layout "Rev D"**

There was an extended discussion involving all Trustees. TM took notes (see appendix) which were to be sent to Quattro (*secy note: notes circulated and subsequently sent to Quattro on 8<sup>th</sup> December*)

*ME declared an interest in item 5.3 and left the meeting*

#### **5.3 Report back on loan and grant options for the eastern portion of Homeground**

TL had had limited interest from Ecology Bank but discussions with Resonance Bank continued to be positive. LF and TL had had a second TEAMS meeting and a proposal was to be considered by Resonance's Investment Cttee on 8<sup>th</sup> December.

No progress with SDC had been expected but there would be feedback for either 16<sup>th</sup> December or 6<sup>th</sup> January

**ACTION: TL**

Signed by TM, Chair ..... 2020

6. **Date of next ECLT meetings** Agreed as Wednesday December 16<sup>th</sup> and January 6<sup>th</sup> 2021 at 7.00 using Zoom.

**Meeting closed at 8.35 pm**

**Tom Low, Secretary**

**December 2020**

## **APPENDIX**

### **Notes on ECLT Board Discussion of 2 December 2020 on Quattro Drawing No. 6255-F-120 Revision D**

#### **1. Introduction**

An open discussion took place during the ECLT board meeting of 2 December 2020 to obtain individual board member comments on the latest drawing produced by Quattro (Drawing No. 6255-F-120 Revision D) (the “Drawing”).

The Drawing sets out the proposed layout of the residential dwellings for the Homeground project, the associated infrastructure (e.g. bund, spine road, pumping station, electricity substation) the development boundaries and housing mix.

Each board member had been provided with an A3 hardcopy of the Drawing in advance of the meeting and had been invited to provide advance comments on the Drawing in writing prior to the meeting.

There were approximately two written comments from members received prior to the meeting and the remaining commentary (set out below) was provided orally by members at the meeting.

#### **2. Comments**

There were number of concerns and issues raised by various member in respect of the Drawing and these are summarised below.

##### **2.1 Tenant Mix**

The number of one bed homes was queried and whether there needed to be 18 one bed dwellings. The board agreed that this was subject to variation and should be reviewed once the results of the Project One letting outcomes had been disclosed by Aster.

##### **2.2 Concentration of Dwellings**

There were a number of concerns raised about the “congested” nature of the positioning of the dwellings, a feeling that they had been “clumped” somewhat in the centre of the Drawing where perhaps they could be accommodated elsewhere (see below).

A comparison was made with the Fullers Close development where there appeared to be more of a “flow” with a large number of houses looking out to a community space.

##### **2.3 Security**

There were several concerns raised about the parking area in the centre of the Drawing and whether this would propose a security risk to dwellings.

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It was felt that it would also present a risk of undesirables congregating in that area and partaking in anti-social behaviour.

#### 2.4 Parking

There were some strong feelings expressed that parking should be in front or to the side of houses wherever possible so that residents could easily access their dwellings.

#### 2.5 Pumping Station

Some members wished to move the pumping station and/or re-orientate it so that additional space could be made for a dwelling to the South of the site.

A query was also raised as to whether the pumping station could be moved to the area south of the Electricity Substation (i.e. adjacent to the bund) if technically feasible.

#### 2.6 Estate Road

There were some strong opinions voiced over the current layout of the estate road and that it did not appear to “flow” in a way that encouraged a “community feel”.

A particular issue was identified with the northern boundary where the front of these homes were not serviced by the road or convenient parking spaces.

#### 2.7 The Flats

A number of members were unhappy with the gardens for the flats (i.e. 15-18) and the location of the parking spaces. There was a general acceptance that there were various constraints associated with that north western corner of the site but the current layout was not acceptable.

### 3. Draft Amendments

Tom Low kindly shared a revised plan at the meeting based on the very limited advance written comments he had received from the members. A copy of this plan is produced at Annex A and was considered by some members to address (in principle) some of the concerns that had been raised at the meeting.

### 4. Next Steps

The board agreed that it would contact Quattro and request that the above comments be taken into account and that (at least) a further two drawings be produced (i.e. Revs E/F) for further comment and consideration by the board.

At least one of these drawings should contain more than just a few tweaks to the Revision D drawing and instead provide a revised layout that balances the concerns of the trustees against the technical restrictions of the site.

The board also wish to emphasise to Quattro the need to make efficient use of the available land bearing in mind that, at some point in the future, ECLT's objective would be to build affordable homes on the remaining part of the field and we don't, at this point in time, know how many additional homes are likely to be needed.

**Tom Morrison**  
**Chairman**  
**December 2020**

Signed by TM, Chair ..... 2020