



Eastington Community Land Trust Ltd. (ECLT)

Ninetieth Meeting of Board Members

Transacted by Zoom 7.00 pm

Wednesday 5th May 2021

Minutes

- Attendance:** Tom Morrison (Chair) (TM), Muriel Bullock (Vice Chair) (MB), Tom Low (Secretary) (TL), Alan Brasier (AB), Georgina Brocklehurst (GB), Lynne Farnden (Treasurer) (LF), Sharon Wells (SW), Cllr John Jones (JJ) (until 7.20pm), Martin Elliot (ME), Alison Loveridge (AL), Alex Young (Aster) (AY).

Apologies: none

Declarations of Interest: none

- Q & A with Alex Young, Senior Neighbourhood Officer, Aster**

AY explained his role as managing the tenants of Fullers Close and other locations.

He had carried out a tenant satisfaction survey by telephone, in which he found universal satisfaction. Specifically, people had said they settled in easily because of they knew so many of their neighbours. All were very happy with their new homes, bar a few complaints about minor flooding in gardens. The latter will be dealt with by the builders, E G Carter, under the 12-month defects period.

ME asked how long repairs were supposed to take and AY explained the type of repairs that might typically fall into the 6 categories: Critical (4 hours), emergency (24 hours), next working day, 3 working days, urgent (5 working days) and routine (20 days). Aster aimed at a one-call resolution whereby tenants knew immediately which day a tradesman would call.

JJ asked if Aster used contractors or their own workforce. AY confirmed it was the latter.

ME had a specific query about broken render on a bungalow and AY promised to respond (circulated 13th May).

TM asked if it would be helpful to have a FAQ to cover off most regular queries but AY felt that was too difficult. In his experience, it was best to take each tenant query individually and then decide the response path to be followed e.g. quality of service complaints would go to Aster's Internal Complaints Team, with a maximum response cycle of 28 days. There was also an Anti-Social Behaviour team for serious cases that might ultimately require a judge. For lesser tenant complaints, the Neighbourhood Officer (AY in the case of Fullers Close) would seek to resolve, using "appropriate and proportional warnings" if needs be.

Signed by TM, ChairMay 2021

AL and ME were concerned that rent rises for 2-bed homes in April appeared much higher than expected and out of proportion to the £2 per week rise for 1-bed homes. AY promised to check (*secy. note: 2-bed homes went up by under £2 per week as per AY response circulated on 13th May*).

3. Approval of Minutes

The minutes of Board Meeting of 28th April 2021 were approved to be signed by TM electronically.

4. Financial and Administration Report

4.1 Invoices

There were two invoices, which were approved and so the balance after all cheques are cleared was £38,700.99

4.2 Selection of Arboriculturist from 4 tenders

TL reported that he had received satisfactory references from the lowest bidder (see previous meeting Minute 4.2). The appointment of Wold & Vale was therefore approved.

MB asked that Board be kept better informed as to which Trustees helped TL in assessing Tenders. TL offered to ask for volunteers at the inception of every tender in future and record that in the minutes. This was accepted.

ACTION: TL

4.3 Update on SDC grant for purchase of Eastern portion of Homeground

TM reported that SDC had signed and sealed the Deed of Grant and TL reported that Pippa Stroud had asked for an invoice in order to send us the money.

However, it appeared that the landowners no longer wanted to have this deal concluded early which raised two problems. Firstly, clarifying what the landowners now required and consequently when we should ask SDC to provide the grant.

TL had already written to the landowners to ask for clarification of timeframes and it was agreed to review options at the next Board.

TM recommended we do not proceed with the planning application until a satisfactory response had been received.

ACTION: Next Board

LF explained her concern that banking the grant now might incur Corporation Tax if it were in our bank account unspent by 30th September.

It was further agreed explore if SDC would be amenable to delaying the grant payment.

ACTION: TL

Signed by TM, ChairMay 2021

5. Project Two

5.1 Masterplan Layout – Feedback from ZOOM meeting with Two Rivers and Quattro

MB, LF, AB and TL had attended an hour-long ZOOM meeting with Terri Hibberd (TH) of Two Rivers and Richard Stone of Quattro (RS).

It was agreed in the meeting that four flats at plots 6-9 would be removed in favour of 2-bed semis. RS had drawn a solution (Revision H) that included the 3-bed homes at plots 4 and 5, in a new configuration which was approved by all present.

This was now approved by the full Board, representing a gain of four family homes and 4 bedspaces within the same footprint.

AB had proposed that Plot 22 could be moved further west to allow Plot 23 to become a 3-bed home. RS agreed to have a detailed look at the feasibility. The full Board now agreed this might be desirable and to await the outcome of RS's work.

The final group of proposals from the ZOOM meeting was to eliminate all but 2 of the 1-bed bungalows, in favour of more 2-bed homes.

The full board approved the recommendation in principle but AL had a concern about elderly people living semi-detached to family homes. After debate, it was agreed to flag this concern with Two Rivers, to see if they could handle this sensitively through the Lettings process or whether they felt a re-configuration of the bungalows would be necessary.

ACTION: TL

There was discussion about the way shared ownership homes would work in relation to the local connection cascade. Since the S 106 is negotiated site by site, we have the potential to tighten the rules to avoid too many units being sold outside the parish. LF proposed that we start discussions about the S106 with SDC and Two Rivers as soon as possible, which was accepted.

5.2 Update on Conditional Contract and Lease

TL reported that Two Rivers' solicitor had still not responded to our draft of late March but that he was aware that TH was meeting the solicitors on May 6th.

6. Dates of next meetings

After discussion, Board agreed to revert to meeting on Thursdays in the Village Hall, subject to Covid protocols for public meetings, as described by MB. The next meeting dates would thus be 20th May and 3rd June, at 7.00 pm in the Village Hall, with RS of Quattro in attendance.

Meeting closed at 8.25 pm

Tom Low, Secretary

May 2021

Signed by TM, ChairMay 2021