



Eastington Community Land Trust Ltd. (ECLT)

110th Meeting of Board Members

Village Hall 7.00 pm

Thursday 17th March 2022

Minutes

- Attendance:** Tom Morrison (Chair) (TM), Muriel Bullock (Vice Chair) (MB), Alan Brasier (AB), Tom Low (Secretary) (TL), Martin Elliot (ME), Lynne Farnden (Treasurer) (LF), Anthea McCann (AM), Nicola Rowlings (NR).

Apologies: Tim Crane (TC), Cllr John Jones (JJ). **Declarations of Interest:** none

Chair: TM appeared by ZOOM due to Covid-19 and MB chaired this meeting

- Approval of Minutes**

The minutes of Board Meeting of 3rd March 2022 were approved and signed by TM.

- Financial and Administration Report**

- 3.1 Invoices**

There were three cheques, including £675 for DPL Lighting (see 4.5 below). The balance at bank would be £86,438.80 once all cheques cleared.

- 3.2 Update on expenditure on CHF Grant**

Following the last meeting, Groundworks/Locality have softened their attitude to carrying money forward past March 31st, at least until June 30th, 2022. A report of proposed carry-over items will be presented to the next meeting.

ACTION: TL, LF

- 3.3 Application to Solar Fund**

TL reported that the Parish Council had approved our request for a grant of £3,300.

- 4. Project Two**

- 4.1 Update on legal items**

TM reported that, although 2RH had proposed a compromise longstop date of 12 months, the landowners had still not agreed this.

Signed by MB Chair of this meeting March 2022

A Registered Society under the Co-operative and Community Benefits Societies Act 2014, registration number 7425

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4.2 Planning Application

TL reported that Quattro now had all the items needed for the response to National Highways, including Street Lighting (see 4.4 below).

Following pressure from JJ, John Chaplin (JC) agreed to a TEAMS meeting with Richard Stone (RS) of Quattro and TL on 9th March. This was very constructive and covered the following:

- RS updated JC on the response to National Highways and agreed to send it to JC in the first instance
- JC confirmed that the application would not have to go to cttee and that he was minded to recommend approval subject to National Highways being satisfied.
- RS pointed out that GCC Highways had yet to respond (*secy note: JC chased this and GCC Highways responded on 18th March*)
- At TL's request, JC agreed to initiate the S 106 process with SDC solicitors, which will help with the spending of the CHF grant
- JC said he had enough information to refute a GCC Schools and libraries claim for a S 106 payment.
- TL noted that the SDC Ecology response had been submitted on the day of the TEAMS meeting and that it was satisfactory

ACTION: TL to monitor with Quattro and JJ

4.3 Discussion on layout of Wildflower Meadow

TL re-capped the logic of the positioning of the meadow, constrained by early drafts of the Project Three potential dwellings, for Trustees, particularly recent recruits. This was noted with four suggestions:

- AB requested that the western boundary behind plots 29 -31 be straightened rather than curved when fencing was installed
- It was agreed that the meadow be fenced as per the masterplan P-120-F but that this might be re-visited during Project Three
- Trustees supported MB's request that the meadow gates be locked
- It was agreed that there would be no picnic benches in the meadow area but provision in the grassland be organised instead

4.4 To note the result of the tender for Street Lighting

An e-mail vote had accepted the recommendations of NR, AB and TL for the tender to be awarded DPL of Bristol in the sum of £675 including VAT.

4.5 To receive the DPL report on street lighting

TL explained the purpose of the DPL report, using large scale plans of the Isolux plots and the cross-sections of light spillage on the motorway. The report was approved.

Signed by MB Chair of this meeting March 2022

4.6 Arrangements for Public Drop-in at Village Hall

A rota was agreed whereby trustees would attend for 3-hour shifts. Laura Stephen of SDC had confirmed her availability.

4.7 Discussion on Shared Ownership brochure

Using the 2RH brochure as a guide, an extensive discussion helped clarify various understandings amongst Trustees, which was helpful. A number of issues could not be answered within the Board and TL was actioned to contact 2RH and Homes England to clarify:

- Whether the lowest staircasing percentage was 5% or 10 % (*it is 5% normally*)
- Did the special staircasing of 1% in the first 15 years apply (*yes*)
- What is the new minimum percentage equity? (*10% but none of the mortgage providers support this yet*)
- Does the free maintenance period of 10 years apply only to new build? (*yes-ish, Homes England say the government wants all new tenancies/equity shares to have 10 years' grace but 2RH provide a £500 grant per annum instead*)

There was a detailed discussion about the meaning of “affordable”, to which the answer is in two parts:

- The equity component is always at full market value (independently assessed). This may be slightly below full market value due to the constraints of our Exception Site but cannot be called “affordable”
- The rental component is meant to be as affordable as the rental properties but the calculation is different. Rent is a percentage of the residual equity, starting at 2.75%. Homes England indicate that areas of high market value but low average earnings, can use a lower percentage. An equivalent increase in the capital grant compensates 2RH for that and Homes England have indicated that we should explore this.

Secy notes: 2RH have used the 2.75% level for their Project Two viability calculations. TM has attempted to model the use of a 2% rate (using several broad assumptions) which appears in theory to achieve an affordable rent. TL has discussed this with 2RH and will obtain the SDC metrics for average earnings from Pippa Stroud so that 2RH can re-model the 2% rate for discussion with Homes England.

ACTION: TL & 2RH

Trustees criticised the 2RH brochure as being too complicated and dense to read. NR volunteered to do some editing and improvement through illustrations. TL will feed back clarifications from 2RH and Homes England. The result would have to be agreed with 2RH. Helen Bone of Homes England that ECLT could simplify the document without her involvement, provided 2RH approved it.

ACTION: NR, TL & 2RH

Signed by MB Chair of this meeting March 2022

5. Date of next meeting

The next meeting dates were agreed as 31st March and 7th April 2022 at 7.00 pm in the Village Hall.

Meeting closed at 8.30 pm

Tom Low, Secretary

March 2022

Glossary

2RH	Two Rivers Housing Association
CHF	Community Housing Fund – source of government grant run by Locality
DAS	Design and Access Statement (Overview planning document)
DEFRA 3.0	Spreadsheet tool for evaluating environmental gain/loss
EPC	Eastington Parish Council
ha	hectare, about 2 acres or two football pitches
GCC	Gloucestershire County Council
GM	Ground Maintenance (Aster or 2RH)
LEMP	Landscape and Ecology Management Plan
S 106	Section 106 – legal document between SDC, ECLT and 2RH, mainly on lettings and local/family connections
SDC	Stroud District Council

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