



Eastington Community Land Trust Ltd. (ECLT)

112th Meeting of Board Members

Village Hall 7.00 pm

Thursday 7th April 2022

Minutes

- Attendance:** Muriel Bullock (Vice Chair) (MB), Tim Crane (TC), Martin Elliot (ME), Cllr John Jones (JJ), Nicola Rowlings (NR), Alan Brasier (AB), Tom Low (Secretary) (TL), Lynne Farnden (Treasurer) (LF), Anthea McCann (AM).

Apologies: Tom Morrison (Chair) (TM). In TM's absence, meeting chaired by MB

Declarations of Interest: TL for 4.1

- Approval of Minutes**

The minutes of Board Meeting of 31st March 2022 were approved to be signed by TM.

- Financial and Administration Report**

- 3.1 Invoices**

There was one cheque plus a replacement cheque for Wold and Vale (lost in post). LF reported the receipt of £3,300 from the Parish Solar Fund, yielding a balance at bank of £72,065.80 once all cheques cleared.

- 3.2 Update on expenditure on CHF Grant**

There had been no reply yet from Groundworks to the request for an extension of time.

ACTION: TL, LF to monitor

- 3.3 Discussion of Budget Book**

TL and LF presented the budgets for 2021/22 with balances at the half-year, 1st April. TL explained the structure of the budgets:

- four are for ring-fenced grants. Grant donors and trustees can see the expenditure and balance specific to that grant and funds cannot be moved between these budgets
- budget 710 is the open budget for general income and expenditure. General expenditure being quite modest, there is usually a surplus available to be transferred to whichever project might require support (£6,650 at 1st April)

Signed by MB, chair of this meeting..... April 2022

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

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3.4 Arrangements for Internal Audit of Q1 and Q2

LF asked for volunteers and it was agreed that MB, AM and either TC or NR would attend at MB's house on Monday 25th April at 10.00.

4. Project Two

4.1 Update on legal items

Although 2RH had proposed a compromise longstop date of 12 months, the landowners had still not agreed this. It remains the only outstanding item between parties, holding up exchange of contracts.

MB reported that the Parish Clerk had signed the Boundary Agreement and returned it. TL to contact our solicitor to chase up the landowners' solicitor to set an exchange date.

ACTION: TL, LF

4.2 Planning Application

TL reported that Quattro had responded to National Highways four weeks previously but a response was still awaited. A less onerous series of points had been raised by GCC Highways, which Quattro were dealing with in conjunction with Helix Transport Consultants.

ACTION: TL to monitor with Quattro

4.4 Update on Shared Ownership affordability

Following on from the previous Board, TL had revised his draft report to support a lower factor (2% of residual capital) for calculation of the rental element. That draft had been shared with 2RH, who then modelled the effect on the grant needed from Homes England to support the 2% factor.

TL had sent this to Helen Bone at Homes England as a draft joint report, to sound out her initial reaction.

Copies of the draft report were handed out for trustees' benefit. AB checked that the proportionate rental for a social rent property was on a par with the shared ownership rent for a similar home. TL walked through the comparison to show that, at 2021 values, there was a small bias towards the shared ownership property. However the rapid increase in market values across 2021 and 2022 (Halifax Index running at 10.8% per annum) would have eliminated even that gap by the time Project Two was ready for occupation.

TC asked where the 2.75% factor came from and TL explained that all shared ownership housing was managed by housing associations, who operated in a highly regulated regime dictated by successive Housing Acts and associated regulations. TL had been encouraged by Homes England to examine a lower percentage, hence the assembly of facts and trends in household earnings and market prices in the draft report.

Signed by MB, chair of this meeting..... April 2022

5. Update on grassed areas in Fullers Close

AM reported that some trees had been replaced recently and appeared to be budding well. However no repairs to paths or wildflower areas had occurred.

TL has chased Aster and had a holding reply that they were still in discussion with EG Carter. In a brief discussion, it was agreed that TL could ask for a further 12-month defects period, if necessary.

ACTION: TL & Aster

MB reported that Parish Council had had an enquiry from a Fullers Close resident about having allotments instead of the wildflower meadow. TL pointed out that the current ecology was dictated by the LEMP, which was a binding Planning Condition, so such a change was not allowed.

6. Date of next meeting

The next meeting dates were agreed as Thursdays 21st April and 5th May 2022 at 7.00 pm in the Village Hall. JJ, NR and TC presented apologies for 21st April.

Meeting closed at 7.53 pm

Tom Low, Secretary

April 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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