



Eastington Community Land Trust Ltd. (ECLT)

113th Meeting of Board Members

Village Hall 7.00 pm

Thursday 5th May 2022

Minutes

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

Apologies: Cllr John Jones (JJ), Nicola Rowlings (NR), Tom Morrison (Chair) (TM). In TM's absence, meeting chaired by MB

Declarations of Interest: none

- Approval of Minutes**

The minutes of Board Meeting of 7th April 2022 were approved and signed by MB.

- Financial and Administration Report**

- 3.1 There were no invoices for approval**

- 3.2 Update on expenditure on CHF Grant**

TL had filled in a claim form for Groundworks including the request for an extension of time.

ACTION: TL, LF to monitor

- 3.3 Feedback from Internal Audit of Q1 and Q2**

AM reported that, this being her first time of undertaking the audit, she was impressed with the quality of work presented by LF. TC echoed that sentiment on behalf of NR who had also been new to the process. MB had attended to lend experience.

- 3.4 To consider a variation to Rule D 12, maximum service period for Trustees.**

TL explained his concern that the apparent limit of 9 years' continuous service hampered the management of the Board by potentially forcing sabbaticals on several officers at one time. Irrespective of this change, TL intended to take a break in 2023.

TC felt that the Rule read badly and offered to re-read section D of the Rules and devise a better way of expressing the 15-year service period, which was approved in principle.

ACTION: TC

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

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

Reg. address: Hazel Cottage, Millend, Eastington, Stonehouse, Glos. GL10 3SF, www.eastingtonclt.ltd, 01453 823425

4. Project Two

4.1 Update on legal items – Lease and Conditional Contract

Although 2RH had proposed a compromise longstop date of 12 months, the landowners had still not agreed this. TM and TL had seen a vague response from the landowners' solicitor on May 5th saying his client was "generally unhappy with the timescales". TM and TL were minded to respond robustly to request a specific counterproposal, otherwise ECLT would cease work on the planning application. Trustees agreed to this approach

ACTION: TM, TL

4.2 Update on legal items – S 106

TL presented an updated masterplan showing which units were to be Shared Ownership, upon which Trustees had no comment.

The definition of the shared units had been sent to the SDC solicitor, along with the clarification from 2RH that rented properties were to be Social Rent, not Affordable. This is a positive statement from 2RH, coming as it does, well ahead of build costs being known.

TL's view was that signs were encouraging, since these were the only two queries raised by the SDC solicitor. LF asked when Trustees would see the draft S 106. TL explained that SDC had accepted the S 106 from Fullers Close as the basis for Homeground, so in that sense Trustees were already familiar with the draft. The next step was for SDC to respond with a revision which would include proposed rules for handling Shared Ownership, the only missing element from the Fullers Close S 106. This may be available by the next Board.

ACTION: TM to monitor

4.3 Planning Application

TL reported that Quattro had responded to National Highways eight weeks previously but a response was still awaited. As per 4.1 above, Trustees agreed not to escalate this matter (to a political level) until the landowners had agreed the longstop date.

ACTION: TM to monitor with Quattro

4.4 Update on Shared Ownership affordability

Helen Bone at Homes England had responded positively (if rather guardedly) to the report to support a lower factor (2% of residual capital) for calculation of the rental element. TL felt that, since Mrs Bone had not asked for any variation, such as modelling of an alternative percentage, there was a good chance this would be adopted, subject to the final build costs from 2RH. TL had shared his view with 2RH and Pippa Stroud at SDC because this may become an element in the S 106.

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

5. Update on grassed areas in Fullers Close

ME and AM reported that growth of unwanted plants had begun to reach the excesses of last year.

TL presented a report detailing remedial action proposed in conjunction with a respected local landscape gardener. The recommendation was to present this to Aster Homes as a bundled solution – our respected consultant to undertake the work and Aster to pay for it. Trustees agreed, having little confidence in either Aster or EG Carter being either speedy or effective in concluding this project.

ACTION: TL to send report, MB and TM to monitor

6. Date of next meeting

The next meeting dates was agreed as Thursday 19th May at 7.00 pm in the Village Hall. AB, TL and AM presented apologies in advance.

A decision on whether to hold a ZOOM meeting on Wednesday 2nd June or a Village Hall meeting on 3rd June to be made nearer the time.

Meeting closed at 8.00 pm

Tom Low, Secretary

May 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

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

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

Reg. address: Hazel Cottage, Millend, Eastington, Stonehouse, Glos. GL10 3SF, www.eastingtonclt.ltd, 01453 823425