



Eastington Community Land Trust Ltd. (ECLT)

117th Meeting of Board Members

Village Hall 7.00 pm

Thursday 21st July 2022

Minutes

- Attendance:** Muriel Bullock (Vice Chair) (MB), Lynne Farnden (Treasurer) (LF), Alan Brasier (AB), Tom Low (Secretary) (TL), Nicola Rowlings (NR) Anthea McCann (AM), Terri Hibberd (Two Rivers HA) (TH), Chloe Smith (Birmingham University) (CS).

Apologies: Tim Crane (TC), Cllr John Jones (JJ), Tom Morrison (Chair) (TM), Martin Elliot (ME)

Declarations of Interest: none **Chair:** In the absence of TM, MB chaired this meeting

- Comments from a member of the public**

MB welcomed TH and CS to the meeting and CS described her plan for an analysis of the effectiveness of CLTs, using ECLT as a case study. MB commended the concept and offered to provide an interview, as did TH, AM and TL. CS is also in touch with Aster Homes.

- Approval of Minutes**

The minutes of Board Meeting of 7th July 2022 were approved to be signed by TM, chair of that meeting.

- Financial and Administration Report**

- 4.1** There were no invoices for consideration.

- 4.2 Update on expenditure on CHF Grant**

TL reported that he had completed the end-of-grant report with assistance from LF by the deadline of 15th July.

- Project Two**

- 5.1 Update on exchange of contracts**

TH reported that 2RH had now accepted the Landowners proposal on the Ultimate Date. TL confirmed that ECLT's solicitors had forwarded this to the Landowners solicitor but had had no feedback yet. (*secy note: 2RH's solicitors provided amended documents on 22nd July*).

Signed by MB, Chair of this meeting August 2022

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

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5.2 Update on S 106

TL had produced an analysis of the S 106 cascade elements for discussion and agreement, summarised in two decision trees.

Because of its familiarity to Trustees from the work on Fullers Close, the Social Rent letting process was discussed first and readily agreed. TH confirmed that the 2RH lettings Team were also happy with the wording of the S 106.

The Shared Ownership letting process took longer to discuss, requiring input from TH to describe the Sales Plan, which only TL had seen in draft. TH admitted that the draft supplied would need to be expanded for clarity and to provide more up-front recognition of ECLT's Local Connection requirements.

Trustees understood that the process had no social priorities like the gold/silver/bronze of the Homeseeker process. It was provisionally agreed that it would be reasonable for three priorities as generally recognised by Homes England:

- Top priorities would be the same Local Connection cascade as for Social Rented tenants
- Within that, priority would be given to serving members of the Armed Forces (TH to check with Homes England's regulations)
- Otherwise, date of registration with the Help-to-Buy Agent would be decisive (all financial viability factors being satisfactory)

TH agreed to provide a revised draft of the Sales Plan, which TL would circulate for discussion at the next meeting.

ACTION: TH and TL

TH had checked the details of the S 106 with several colleagues, all of whom were comfortable with their appropriate components. TH would liaise with 2RH solicitors week commencing August 1st to formulate any response to ECLT solicitor and hence SDC.

ACTION: TH

5.3 Progress on planning application

TL reported that SDC had chased National Highways on July 19th and had been assured that the relevant lighting engineers were actively examining ECLT's report.

ACTION: TL to chase SDC

Signed by MB, Chair of this meeting August 2022

5. Update on grassed areas at Fullers Close

AM observed Mr Haines had continued to make progress. MB cautioned that Mr Haines was under time pressure from other established contracts but all agreed that the estate looked much tidier than last year.

6. Date of next meeting

The next meetings were agreed as 4th and 18th August 2022 at 7.00 pm in the Village Hall. NR and TC gave apologies for 18th August.

Meeting closed at 8.15 pm

Tom Low Secretary

July 2022

Glossary

2RH	Two Rivers Housing Association
CHF	Community Housing Fund – source of government grant run by Locality
EPC	Eastington Parish Council
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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