



## MINUTES

## Eastington Community Land Trust Ltd (ECLT)

### AGM

7.00pm, Thursday 29<sup>th</sup> February 2024

1. Tom Morrison opened the meeting – welcoming Trust Members and members of the public to the meeting.
2. 2.1: Attending: Tom Morrison (TM), (Chair) Tom Low (TL) (Treasurer), Nicola Rowling (NR) (Company Secretary), Muriel Bullock (MB), Martin Elliott (ME), Lynne Farnden (LF), Tim Crane (TC), Sarah Underdown (SU), Anthea McCann (AM) (Minutes), Councillor John Jones (JJ)  
2.2 Apologies from Karen Hayes
- 3 Election of Trustees  

Tom Low has been elected as Treasurer – proposed by TM seconded by LF. No current Trustees are due for re-election this year. Cllr John Jones will be retiring from his ex-officio Trusteeship in May. TM thanked JJ for his support and invaluable input since the inception of Eastington Community Land Trust – but also said we may refer to him should we need to during the next development
4. Financial & Administration Reports
5. 4.1 Status of Audit:  
Proposed by TM, members voted to approve the disapplication of a full audit under Rule F1.  
  
4.2 Modification of Period Served by a Trustee under Rules d7 & D12 update:  
Current rules say board members must retire after 9 years service, the board are requesting amending this rule to maintain stability in the management of projects undertaken. The meeting voted unanimously for this amendment.  
  
4.3 Presentation of Treasurer Highlights of Accounts as displayed on ECLT Website  
TL Reported a quiet year financially, as most of the work has been on the legal side of development of Project 2.  
We changed bank this year, moving from HSBC to Co-op Bank, this has facilitated us moving to online banking.  
Our savings account continues to earn good interest.  
Project 2 has so far cost us £120k – less than anticipated, the biggest cost so far has been the purchase of the land.

Accounts accepted by vote.

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

**registered address: Hazel Cottage, Millend, Eastington, Stonehouse, Glos. GL10 3SF, [www.eastingtonclt.ltd](http://www.eastingtonclt.ltd), 01453 823425**

He also noted the Commercial Developers would be able to meet the need for affordable housing with the input from ECLT & Parish Council. This land purchase also covers the purchase of land for Project 3.

6. Chairmans Report: TM began by welcoming everyone to his 7<sup>th</sup> Annual Report. He said that the Trust has learned a lot from Project 1.  
Project 2 – Planning permission has been granted for 31 new homes to be built at Claypits. This project will have 21 homes at affordable rent, and 10 homes for shared ownership. The plans were developed to enable residents to enjoy their gardens with minimal impact on road noise. This has involved long discussions with Planners, Highways and the landowners to reach agreement.

Our partners in this project will be 2 Rivers Housing (2R) who are based in the Forest of Dean. The project is now out for Tender, with the goal of having this completed by June. Our bid to Homes England is also in progress and 2R hope to be on site by September, with the expectation of a 17 month build period. Terri Hibberd from 2 R will talk more about this later in the meeting.

Fullers Close: Aster Homes are happy for ECLT to manage grassed areas (wildflower meadow & orchard/picnic area). Residents have not expressed any preference, so the Trust will need to take the lead on this, there has already been some work done but no final plans yet agreed. There may also be some work needed on right of way access.

Stroud Local Plan: GRCC Housing Needs Survey Autumn 2024 has been paused, they need further evidence from SDC that they can manage the Local Plan, and may look at smaller developments to meet housing requirements. ME raised the question of footpaths, it was confirmed that all marked footpaths are protected, if there are footpaths that are 'used but not recognised' people would need to take action to ensure that these are not lost.

7. Terri Hibberd from 2 Rivers Housing answered questions regarding the development of Project 2.
- 1) *When should people apply for consideration for these houses:* people should be registering now with Stroud DC Homeseekers.
  - 2) *What involvement will ECLT have with land development:* Meetings will take place at 2R offices until work starts on site.
  - 3) *Can names be put forward for names for new development:* Yes, without any proposals SDC will allocate a name. 'Homeground' is currently being used. JJ advised that names should be submitted within 6 months of planning being granted. He suggests other names should be put forward incase Homeground is not accepted. These should be sent to SDC Street Naming Department.
  - 4) *How advanced is planning:* TL advised informal planning is already being done. TH said Acoustics Engineers are already involved in this.
  - 5) *Housing needs – does this include Great Oldbury (GO):* No, the housing needs survey covers the traditional hamlets of Eastington and does not include GO. TL said that Fullers Close could have filled 47 houses with local connections.

8). *Will land for Project 3 be available to contractors on Project 2:* This could be possible, but need to have a confirmed end date, and also that the land would be reinstated at the end of use for the period agreed.

9). Possibility for Tenders – there is a charge over the land on landowners, and they will receive a portion of the rent over a 10 year period.

10). The 21 homes for rent would have a staggered handover for residents. The 10 shared ownership properties may have date changes depending on completion by incoming residents.

11). The site manager would be present on site.

At the end of the presentation by Terri Hibberd, TM thanked everyone for attending, and closed the meeting at 8.15pm

**Anthea McCann, Minutes Secretary**

**February 2024**