



Eastington Community Land Trust Ltd (ECLT)

153rd Meeting of Board Members

7.15 pm, Wednesday, 25th June 2025

MINUTES

1. **Attending:** Tom Morrison (TM Chair), Lynne Farnden (LF), Muriel Bullock (MB, Vice Chair), Nicola Rowlings (NR, Secretary), Sarah Underdown (SU), Tom Low (TL, Treasurer), Tim Crane (TC)

Apologies: Anthea McCann (AM)

2. **Financial and Administration Reports**

- 2.1 **Approval of Invoices**

Noted that the Corporation Tax of £1600 had been paid and that the Current Account stood at £1,424.77 and the Savings Account at £5911.88. TL reported that, allowing for budgeted amounts for legal fees and ground maintenance, the Free Balance was closer to £4,000.

- 2.2 **Approval of Minutes**

Trustees agreed the minutes of Meeting 152, signed by TM.

- 2.3 **Update on Rules and Regulations and AR30 Annual Return**

NR confirmed that she had submitted the AR30 on schedule but the FCA had failed to upload the Accounts element correctly. The FCA apologised and were arranging re-submission.

Furthermore, the FCA had had difficulty with the Rule Amendment but were satisfied with it after discussion with NR.

- 2.4 **Consideration of insurance against HMRC reviews.**

This had been proposed by the Accountants but Trustees saw no benefit and declined the offer.

- 2.5 **Consideration of Application to Solar Fund for Path and fencing for the Eastern Portion.**

TM and TL had examined a possible grant source from Stroud DC but it proved to be too awkward, hence this discussion focused on the Solar Fund. It was decided not to fence the southern boundary but to rely on the natural hedge barrier and ditch beyond.

Trustees did not see much value in providing a hoggin path which would only have to last about 5 years (a preliminary quote of around £5,000 had been provided by GP Thomas). TL was asked to seek funds from Two Rivers or other means to defray costs.

ACTION: TL

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, 07974 369680

3 Project Two

3.1 Progress on site

SU and TL had visited on 23rd June 2025 and that four pairs of timber frames had been erected. Solar Panels were installed on one pair. See also item 3.2.

Discussion of the site meeting of 21st May covered GP Thomas' obligations on Community Inclusion, where the Primary School had been unhelpful. NR suggested that the Playgroup be involved instead (*TL note: idea adopted by GP Thomas and Playgroup were enthusiastic*).

3.2 Attendance at Site meeting of 26th June

TL confirmed that he would attend the site meeting at 11am on 26th June 2025, notes from which are included as an appendix below.

3.3 Update on Section Agreements

TM confirmed nothing to report until he received draft agreements from Trowers.

ACTION: TM

3.4 Golden Spade and other publicity

TM had circulated a Press Release, to which he had contributed. He awaited a set of photos from the event, from which TL would then construct a page on the website. An e-mail circular would be sent to all ECLT members with a note about the Drop-ins (see 3.5) and an estimate of completion of "Spring 2026".

ACTION: TM, TL

TL had been approached by BBC Panorama about a 1-hour Special on the Housing Crisis. ECLT were seen as being a good-news story about one way forward for Affordable Housing. TL was arranging interviews with 2RH, GP Thomas and several tenants of Fullers Close. No date for filming had been decided.

ACTION: TL

Nailsworth CLT had invited TL to address their AGM on June 26th.

3.5 Drop-Ins for public in September

Trustees agreed to organise a Drop-in for late September, to alert those interested in applying for a house in Homeground about timings and ways-and-means. (*TL Note: this was raised with Terri Hibberd on 26th June and she was keen to support it, via Jasmine Ellicott*).

ACTION: TL with 2RH

NR suggested that there be timed slots for private interviews with specialists from 2RH and SDC. Several Trustees asked for an "explainer" document on Shared Ownership, both for Trustees' and for public benefit.

4. Any Other Business

MB raised the issue of having a Stroud DC Cllr on the Board and it was agreed to approach Cllr Brown in the first instance.

ACTION: TL

5. Date of next meeting:

It is likely that a brief meeting to examine samples of kitchen surfaces etc will be needed early in July.

Signed by TM, Chair Date.....

APPENDIX – Notes form On-site Monthly Meeting, 26th June

General Progress: Whilst some things like the road are behind, the main house build is well ahead. The official Gantt Chart shows that bases and timber frame, are actually where they should be in mid-July i.e. at least 3 weeks ahead of schedule.

Immediate work: Road will be tar-maced all the way out to main road on July 3rd. First fix carpentry will be brought forward by six weeks because of speed of progress on timber framing. Next couple of timber frames due week commencing 7th July and more, quickly thereafter.

Community engagement: GP Thomas confirmed that the Primary School refused to be involved but TL found Playgroup to be enthusiastic, as we had hoped.

Footpath: confirmed that VAT would be payable, so their price remains around the £5k mark

Kitchens etc: Agreed that we will have the choice for the rental homes; Shared Ownership will be decided by 2RH Estate Agency. We will need a quick meeting early in July to review the samples.

Drop-in for late September: TH agreed this is a good idea and said to contact Jasmine direct for dates. (m

Lettings/Sale dates: 2RH will start advertising Shared Ownership when the "8-weeks-to-completion" notice is issued by the builders. Rental Lettings will start from the 4-week notice. I think this means that the 3-week period on Homeseeker will be soon after the 8-week notice, so as to be ready to allocate from the 4-week notice but that needs checking. In summary, action likely to be just after New Year, not before; we should stick to "Spring 2026" in public.

Overall a very positive meeting.

TL

26/6/2025