



Eastington Community Land Trust Ltd (ECLT)

159^h Meeting of Board Members

7.00pm, Wednesday 16th October 2025

MINUTES

1. **Attending:** : Tom Morrison (TM Chair), Muriel Bullock (MB, Vice Chair), Lynne Farnden (LF). Sarah Underdown (SU), Tom Low (TL, Treasurer),

Apologies Nicola Rowlings (NR, Secretary), Tim Crane (TC), Cllr Moya Shannon (MS).

2. **Financial and Administration Reports**

- 2.1 **Approval of Minutes**

Trustees agreed the minutes of Meeting 158, to be signed by NR, chair of that meeting.

- 2.2 **Update on Rules and Regulations**

There was no update from NR regarding the Regulator's progress.

ACTION: TM to chase

- 2.3 **Payments, receipt and balances**

Trustees noted that TL had invoiced Aster for their annual Ground Rent (£5,917.17) and was due to pay out £3,100 to Mr Mrs Price by the end of the month. With sundry payments of less than £500 made in the interim, all within scope of Rule 4.1, bank balances would be £9,387, slightly healthier than at end-October 2024.

Trustees voted to allow TL to transfer money between Savings and Current to balance cash flow.

3. **Project Two**

- 3.1 **Progress on site**

TM reported that timber frames continued to be erected according to schedule or slightly ahead. He was concerned that, at the site meeting, little progress was being made on service agreements. In particular, the builders were having to use generators to power heaters to dry out plastering, which was both expensive and slower than using mains electricity.

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

3.2 Attendees for Site Meeting on October 22nd

It was agreed that TM and LF would attend

3.3 Progress on Services Agreements

TM reported the good news that both portions of Homeground had been registered at the Land Registry, including the Boundary Agreement elements on both portions. Any delays in service agreements would thus be between 2RH and the builders.

He is still awaiting Severn Trent for the access easement with the Parish Council.

2RH have delayed the National Grid agreement and TM had had to speak to a senior partner at 2RH's solicitor to obtain agreement that ECLT should receive full indemnity.

ACTION: TM to monitor.

3.4 Drop-Ins for public

Jasmine Ellicott had produced a second draft of her proposed ECLT-specific Shared Ownership brochure. There remained much to be corrected, which TL had sent back to 2RH. Terri Hibberd had come back with comments due to Jasmine Ellicott being on sick leave

ACTION: TL with 2RH

Trustees agreed have the Drop-in on 6th November, being after school half term. TL has secured a promise from SDC housing enablers for a representative to attend. 2RH Lettings section have already agreed to attend. TL to advertise with the banner at the village hall, an email to all members and an article in the Eastington News (ECN) (*note all done by 25th Oct*).

ACTION: TL

4. Project Three

TL reported a recent approach by the builder/developer to have a second TEAMS meeting, which would take place on Tuesday 21st October. This date had been chosen to be after the Panorama Housing Special which would feature ECLT. The Builder/developer had also approached the Parish Council and a public meeting is set for 24th October

ACTION: TM & TL to monitor

5. Project One

5.1 Style of grass cutting in the orchard

Not all Trustees had visited to form an opinion on the success of this style, versus 100% greensward. Item postponed to next Board.

ACTION: ALL

5.2 Update on Orchard Path and Side Letter

TM and TL had sent the draft letter back with minor amends but Samantha Hale was known to be on leave until 22nd October so progress has stalled. TL has obtained a re-quote from Abbey Surfacing which is 12.5% higher due to inflation, which should be acceptable to Aster.

6. Other Business

6.1 Housing Needs Survey

GRCC have been packing the documents since October 6th but there is no postage date. A key staff member is on sick leave. TL has written a supportive article for the ECN and included it in e-mail circulars to all Members. The Parish Clerk is also highlighting it in the ECN.

6.2 Panorama

BBC have confirmed that ECLT will feature as a “good news” element of the broadcast on Monday 20th October. TL plus a resident of Fullers Close will appear.

7. Date of next meeting:

There will be a brief meeting at 7.00 pm, in the Village Hall after the Drop in on November 6th. Additional dates to be agreed would be Wednesday 19th November and Thursday 4th December.

Tom Low, Treasurer

October 2025

Signed by TM, Chair of this Meeting..... Date.....