



# Eastington Community Land Trust Ltd (ECLT)

## 160<sup>th</sup> Meeting of Board Members

### 6.30pm, Thursday 6<sup>th</sup> November 2025

## MINUTES

1. **Attending:** Tom Morrison (TM, Chair), Lynne Farnden (LF), Sarah Underdown (SU), Tom Low (TL, Treasurer), Nicola Rowlings (NR, Secretary), Tim Crane (TC), Cllr Moya Shannon (MS).

**Apologies** Muriel Bullock (MB, Vice Chair), Martin Elliott (Trustee).

**Declaration of interest:** MS for item 4.

2. **Financial and Administration Reports**

- 2.1 **Approval of Minutes**

Trustees agreed the minutes of Meeting 159, signed by TM, chair of that meeting.

- 2.2 **Update on Rules and Regulations**

NR reported that the Regulator was assessing the Rule Change and had had no negative feedback.

**ACTION: NR**

- 2.3 **IDV Numbers**

TH described a new process required by HMRC but intended to double check with the external auditor whether Community Benefit Societies were exempt (*note: 7<sup>th</sup> November, CBS's are exempt, no action required by Trustees*).

3. **Project Two**

- 3.1 **Progress on Services Agreements**

TM is still awaiting Severn Trent and 2RH for the access easement with the Parish Council.

The National Grid (NG) agreement is being held up by NG failing to confirm that the location of the acoustic bund is not going to interfere with NG's equipment or rights of access.

**ACTION: TM to monitor.**

### 3.2 Feedback from today's Drop-in

Jasmine Ellicott had produced the ECLT-specific Shared Ownership brochure and Rachel Chudley from 2RH Lettings attended in person.

11 attendees discussed Shared Ownership and took the brochure.

19 attendees discussed Social Rent and 10 new members joined ECLT

The opportunity was taken to promote the GRCC Housing Needs Survey (HNS) and 12 supplementary Surveys were collected

Trustees felt it was a worthwhile day and subsequent feedback from 2RH and GRCC was very positive.

It was not expected that another Drop-in would be necessary (*note: 2RH have since confirmed that because there has been sufficient interest already registered for Shared Ownership, a "sales" event is not expected either*)

## 4. Project Three

### 4.1 Proposal by Cotswold Homes to build windfall site by Bath Road (MS not participating)

TH gave feedback from a discussion on TEAMS with Cotswold Homes, where they confirmed the site would be 24 market homes and 10 affordable. TL had confirmed with SDC that no Local Connection would be allowable in these circumstances.

The Planning Application was submitted on 5<sup>th</sup> November, pending the usual verification checks by SDC. Trustees agreed to await the HNS results before taking further action.

Noted that the HNS had been circulated from 1<sup>st</sup> November (see also 3.2 above).

**ACTION: TM & TL to monitor**

## 5. Date of next meeting:

Agreed to be Wednesday 19<sup>th</sup> November at 7.15pm and Thursday 4<sup>th</sup> December at 7.00pm, both in the Village Hall.

**Tom Low, Treasurer**

**November 2025**

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