



Eastington Community Land Trust Ltd (ECLT)

162nd Meeting of Board Members

7.00pm, Thursday 4th December 2025

MINUTES

1. **Attending:** Tom Morrison (TM, Chair), Nicola Rowlings (NR, Secretary), Lynne Farnden (LF), Sarah Underdown (SU), Tom Low (TL, Treasurer), Chris Bennie (CB, Member)

Apologies: Muriel Bullock (MB, Vice Chair), Martin Elliott (ME), Tim Crane (TC), Cllr Moya Shannon (MS, SDC Liaison).

Declaration of Interest: LF for 3.4

2. **Financial and Administration Reports**

- 2.1 **Approval of Minutes**

Trustees agreed the minutes of Meeting 161 to be signed by MB, chair of that meeting. TM signed the approved minutes of meeting 160.

- 2.2 **Update on Rules and Regulations**

NR reported that the Regulator (i.e. FCA) had approved the Rule Change relating to fixed terms of appointment of Trustees.

- 2.3 **Change of Treasurer**

TL will step down as Treasurer at the AGM and SU will stand for election. TL will remain a signatory and MB will step down from the responsibility.

- 2.4 **Feedback from Internal Audit and delivery of Accounts to External Examiner.**

SU reported a successful audit with MB and TL. TL to deliver Accounts for Examination on 9th December, 2025.

3. **Project Two**

- 3.1 **Feedback from site meeting of 26th November**

LF and TL attended and it is clear that National Grid are causing a problem. The weather has slowed down bricklaying but internals are on schedule.

Agreed that TL and LF will attend the next meeting on 17th December

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 Feedback from Trustees' and Member's site visit of 21st November

SU and CB reported that they had been shown inside a 2-bed semi and an apartment with MS and TL. Both homes were quite spacious, especially the bathrooms. The generous number of electrical and USB points was noted.

3.3 Progress on Service Agreements

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.

3.4 Access easement with the Parish Council.

A first draft had been received from 2RH's solicitors but TM had some reservations and TL demonstrated that the maps were inaccurate.

ACTION: TM to revert

4. Project Three

4.1 Proposal by Cotswold Homes to build windfall site by Bath Road (now S.25/2138/FUL)

TL gave an update and a discussion followed. Noted that the same firm was presenting to Minchinhampton PC on 8th December, TL to attend.

ACTION: TM & TL to monitor

4.2 Progress on NDP and HNS

TL reported that the NDP Review Team had met on November 21st, including MB, LF and TL. Another meeting was scheduled for January 5th, 2026.

MB and TL were due to meet GRCC about the first drafts of the HNS and advice on the NDP on December 11th. *(note: draft numbers received 21st December)*

5. Project One

5.1 Grass Cutting

Final cut has been achieved resulting in a flat greensward.

5.2 Update on Orchard Path and side letter

TL reported that TM had approved the wording and Aster had been instructed to provide a fair copy for signature.

6. Date of next meeting:

Agreed to be Thursday 22nd January 2026 at 7.00pm in the Village Hall.

Tom Low, Treasurer, January 2026

Signed by TM, Chair Date.....

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