



Eastington Community Land Trust Ltd (ECLT)

163rd Meeting of Board Members

7.00pm, Thursday 22nd January 2026

MINUTES

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

2. **Financial and Administration Reports**

- 2.1 **Approval of Minutes**

Trustees agreed the minutes of Meeting 162 signed by TM.

- 2.2 **Bank Balances**

TL reported a Current Account balance of board £399.68 and Savings Account balance of £6,954.78. However, after allowing for a Corporation Tax bill of £1,624.31 and running costs for the remainder of the year, the free budget was closer to £ 4,000.

- 2.3 **Discussion of Risk Register**

Trustees considered the proposed changes to the Risk Register and approved five but agreed to leave the risk to land ownership of Homeground at "Medium".

- 2.4 **Discussion of suitability of Rules and Regulations**

Although there were some typographical errors in the Rules, it was agreed they were minor and could be adjusted the next time major change was required. There were no suggestions of changes to the Financial Regulations.

- 3. Project Two**

- 3.1 **Feedback from site meetings of 17th December 2025 and 21st January 2026**

National Grid remain a problem. The weather has slowed down bricklaying but internals are on schedule.

Agreed that TM and LF would attend the next Meeting on 25th February.

3.2 Progress on Service Agreements

There was discussion about site progress and it was agreed to follow NR's suggestion that TM should escalate our concerns with 2RH's solicitors to partner level (*secy note TM did this on January 23rd and within two working days engrossments for the National Grid were available for TM and TL to sign*).

3.3 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. (*secy note: a second draft was received on January 26th which remains imperfect but this has been forwarded to Parish Council for a decision in principle, to maintain momentum*)

4. Project Three

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

Noted that an Appeal Refusal decision at Frampton in December 2025 gave hopeful support to the use of the NPPF itself as a defence against excessive development in an unsustainable location.

4.2 Progress on NDP and HNS

The NDP Review Team, including MB, LF and TL had seen first cut figures for the HNS. The headline numbers suggest that the Eastern Portion of Homeground would be sufficient to accommodate the Needs expressed. A final version of the HNS will be presented to Parish Council on 12th February and hence be available to Parish Cllrs and the NDP Review Team a week prior.

5. Project One

5.1 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 5th February 2026 at 7.00pm in the Village Hall.

Tom Low, Treasurer, January 2026

Signed by TM, Chair Date.....