



# Eastington Community Land Trust Ltd (ECLT)

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

### 7.00 pm, Thursday 30<sup>th</sup> April 2026

## MINUTES

1. **Attending:** Lynne Farnden (LF), Tom Low (TL), Muriel Bullock (MB, Vice-Chair) Nicola Rowlings (NR, Secretary), Martin Elliott (ME), Chris Bennie (CB).

**Apologies:** Sarah Underdown (SU, Treasurer), Cllr Moya Shannon (MS, SDC Liaison), Tim Crane (TC), Tom Morrison (TM, Chair).

**Chair:** In the absence of TM, MB chaired this meeting

## 2 Financial and Administration Reports

### 2.1 Approval of Minutes

Trustees agreed the minutes of Meeting 166, to be signed by TM.

### 2.2 Handover of Treasurer Role

TL reported that SU had taken over as Treasurer, effective from the end of Q2.

### 2.3 Internal Audit for Q1 and Q2

MB confirmed that the audit with SU and TL on 20<sup>th</sup> April was successful.

## 3. Project Two

### 3.1 Feedback from Site Meeting of 30<sup>th</sup> April

TL attended and the builders declared the 8-week period to Completion had begun. GP Thomas and 2RH had started handover snagging.

S 278 was completed to allow tarmac to be done mid-May although the S 38 remained incomplete due to issues surrounding the bond provider's requirements.

TL stated ECLT's position that 2RH were de-facto controlling landowners for the purposes of underwriting the late payment charges and expenses due under the Bond agreement, which Terri Hibberd disputed (*note: GP Thomas' lawyers and the Bond providers all agreed in ECLT's favour two weeks later*).

TL prompted Terri Hibberd on the Lettings Plan, having not yet seen a draft (*note: received first draft 12 May and amendments put to fellow trustees on 18 May-12<sup>th</sup>*)

A Registered Society under the Co-operative and Community Benefits Societies Act 2014, registration number 7425

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### 3.2 Deed of Easement

Still awaiting undertaking for fees and updated final draft from 2RH.

### 3.3 Update on Shared Ownership sales

Although ECLT had sent a revised Sales Plan to 2RH and SDC, this remained unconfirmed (*note: still unconfirmed 17<sup>th</sup> May*).

Noted that 2RH had consulted TL on a number of potential candidates and three houses had been marked "Sold STC".

**ACTION: TM and TL to monitor**

## 4. Housing Strategy and NDP Review

Progress has been made with Severn Trent, who have put a team on researching history of floods and other incidents, due to report by 18<sup>th</sup> May.

The NDP Review Team had conducted a survey of 125 properties most vulnerable to flooding. 32% of all properties reported a problem of some kind in the last 5 years, many of which were continuing.

Initial data has been shared with Severn Trent with a view to dialogue after 18<sup>th</sup> May.

## 5. Fullers Close

5.1 TL had met Mr Coates and work would begin shortly. A draft annual contract had been sought and would need to be reviewed against ECLT's rules and financial regulations.

**ACTION TL**

5.2 LF reported that the flat recently vacated may not have been let according to Local Connection rules.

—————**ACTION: TL to write to Aster Homes to obtain clarity over allocation process.**

## 6. Date of next meeting:

Agreed to be 28<sup>th</sup> May 2026 at 7.00pm in the Village Hall

**Tom Low, Trustee**

**May 2026**

**Signed by MB, Chair of this meeting ..... Date.....**