



Eastington Community Land Trust Ltd (ECLT)

168th Meeting of Board Members

7.00 pm, Thursday 28th May 2026

MINUTES

1. **Attending:** Tom Morrison (TM, Chair), Lynne Farnden (LF), Tom Low (TL), Muriel Bullock (MB, Vice-Chair) Nicola Rowlings (NR, Secretary),

Apologies: Sarah Underdown (SU, Treasurer), Cllr Moya Shannon (MS, SDC Liaison), Tim Crane (TC), Martin Elliott (ME), Chris Bennie (CB).

2. **Approval of Minutes**

Trustees agreed the minutes of Meeting 167, signed by MB, chair of that meeting

3. **Project Two**

- 3.1 **Feedback from Site Meeting of 20th May**

TL attended and provided a detailed status report. The builders declared the 4-week period to Completion would begin on May 28th. GP Thomas and 2RH had started handover snagging but no units had been completely signed off.

S 278 was not completed but agreed with Highways such as to allow tarmac to be done. Entry Splay would commence 25th May, with in-estate kerbing, both to be ready for tarmacking of pavements from 1st June. Roadway to be tarmacked from 8th June.

It was agreed to have the site visit by Trustees on 8th June at 10.00. TL to confirm with Site Manager

ACTION: TL

There will be no further formal site meetings.

- 3.2 **Update on Section Agreements**

S 104, S 38 and S278 all awaited. Noted that GCC Highways insist on wet signatures by all parties on each of six copies.

ACTION: TM monitoring

- 3.3 **Deed of Easement**

Still awaiting undertaking for fees, incorrectly worded by 2RH's lawyers. TM has seen the updated draft but our solicitor must take his own view.

ACTION: TM monitoring

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

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3.4 Update on Shared Ownership sales

The Sales Plan as corrected by ECLT was signed by 2RH and passed to TL on 21st May who signed it on 22nd May. (note: SDC provided their signature on 2nd June).

2RH confirmed that only 4 units had been sold. Trustees discussed the idea of converting some units to Social Rent (which would have been very difficult and expensive) but agreed to allow the Cascade to work out. Eastington Connections would continue to have priority until 30th June, then second Cascade (six local rural parishes) would apply as well until 31st July when the third cascade (all of Stroud District) would be invoked.

It was agreed that TL would examine ways of running an on-site drop-in towards the end of June, to seek extra local applicants.

ACTION: TL

3.5 Update on allocation of Social Rented homes

MB, LF and TL attended 2RH's head office on 21st May to discuss the Lettings Plan; SDC Homeseeker managers attended by TEAMS.

Despite the extensive amends made by TL and TM, both SDC and 2RH accepted the ECLT re-draft. TM organised a Docusign of the agreed document by 26th May.

MB was asked to provide some words of description of the facilities of Eastington for the Homeseeker adverts (note: completed 22nd May) and TL was asked to provide a clean version of the map of Traditional Hamlets (note : completed 21st May).

Detailed arrangement for bidders being sorted by SDC ready for 2RH were discussed and a target for all 21 homes to be advertised was set for June 3rd. This will run for 3 weeks, which will mean that the earliest occupations will be from mid-July onwards.

4. Housing Strategy and NDP Review

No progress has been made with Severn Trent, who have put a team on researching history of floods and other incidents, but had not responded yet.

5 . Fullers Close – Side Letter

TM reported that he had organised the Docusigning of the agreed letter, with NR to be the final signatory (note: completed 29th May).

6. Date of next meeting:

Agreed to be 25th June 2026 at 7.00pm in the Village Hall

Tom Low, Trustee

June 2026

Signed by TM, Chair Date.....

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