



Eastington Community Land Trust Ltd (ECLT)

169th Meeting of Board Members

7.00 pm, Thursday 25th June 2026

MINUTES

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

Apologies: Sarah Underdown (SU, Treasurer), Martin Elliott (ME), Muriel Bullock (MB, Vice-Chair).

2. **Approval of Minutes**

Trustees agreed the minutes of Meeting 168, signed by TM, chair of that meeting

3. **Project Two**

- 3.1 **Update from Practical Completion 25th June**

Neither TM nor TL had been formally notified of Practical Completion however the builders had left the site and it appeared to be under control of 2RH. The site remained locked with the same laser security system, which 2RH had advised would be the case until some tenants were ready to move in. (*Note: PC Certificates were received 9th July*)

TL had raised some issues with 2RH on June 20th but no response had been received (*note: action on ditch 8th July*).

- 3.2 **Observations from Trustees' visits**

All Trustees' comments were positive apart from observations on how the garden gates worked

- 3.3 **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

- 3.4 **Deed of Easement**

ECLT Solicitor now correctly engaged. TM has seen the updated draft but our solicitor must take his own view (*note: reverted with no comments 10th July*).

Parish Council to review draft for Council Meeting 9th July (*note: approved with minor amends*)

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

3.5 Update on Shared Ownership sales

TL and GRCC had advertised again on Social Media and by e-mail to members. 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 (*Note: 6 units had been sold as of 1st July and first occupation was on 10th July.*)

3.6 Update on allocation of Social Rented homes

At the date of this meeting, the bidding on Homeseeker had been concluded (*note: 680 bids reported*). 2RH confirmed that all bidders would be e-mailed to request proof of Local Connection, which would narrow the list, hopefully to below 100, for final scrutiny.

ACTION: TL monitoring

4. Housing Strategy and NDP Review

4.1 NDP Review

Severn Trent reported that they had no plans for major works in the Parish in the next 5 years. However, they did say that any new application would require a major modelling exercise.

GCC Highways came out to clear a drain on Bath Road but did not inspire confidence of their understanding of how local ditches and drains worked. NDP Review Team to engage with GCC Highways to identify all drains and ditches along with ownership, with a view to reducing the risk of flooding in the south of the village.

4.2 SDC Local Plan Review 2026

TL presented a report on the new process, which included a Call for Sites. It was agreed to put forward ECLT's Eastern Portion.

ACTION: TL (done 29th June)

5. National CLT initiative in Southwest Region

An additional Forum was being offered for all CLTs in our region to share ideas and raise questions. Agreed that all Trustees should register.

ACTION: TL

6. Date of next meeting:

Agreed to be 23rd July 2026 at 7.00pm in the Village Hall

Tom Low, Trustee

July 2026

Signed by TM, Chair Date.....