

Eastington Community Land Trust (CLT)

Steering Group Meeting 20th May at 7.00 pm in Village Hall

MINUTES

1. Attendance and Apologies for absence

Alan Brasier (AB), Tom Low (TL) (Acting Secretary), Kathryn Gribble (KG) (Acting Treasurer) Paul Mannings (PM). Apologies from Muriel Bullock (MB), Ian Crawley (IC), Pete Hughes (PH), Liz Hughes (LH), John Jones (JJ).

2. Temporary Chair

In the absence of MB, the meeting voted AB chair.

3. Approval of Minutes of 6th May 2016

Accepted and signed by Temporary Chair

4. Co-option of additional/replacement members

PM introduced himself as a Chartered Quantity Surveyor and Chartered Construction manager with 27 years' experience. **Agreed** to co-opt PM with immediate effect.

TL notified the meeting that, following Local Elections, Cllr John Jones would be the ex-officio District Cllr to replace Cllr Ken Stephens. Cllr Jones has 16 years' experience at Stroud DC including Planning Cttee.

5. Progress on recruitment of Solicitors

TL reported a successful conversation with Hugh Read of Phoenix. He has experience of land registration with Cotswold Canal Trust, for whom he worked on a charitable rate. An e-mail is expected confirming rates. **Agreed** Secretary to circulate Mr Read's rates upon receipt with a recommendation between BPE Solicitors and Phoenix. Vote by e-mail to allow quick progress on Model Rules (item 7 below)

ACTION – TL to report, all to vote by e-mail

6. Feedback on Aster Homes meeting of 19th May and GRCC meeting 12th May

AB and TL met Karl Hine (KH) of Aster Homes to discuss the overall plan and how best to allocate resources. KH explained that he needed a full feasibility study before Aster's internal Stage One Approval. This requires the CLT to access the Locality £10,000 grant. KH provided a copy of a previous project plan which was passed to PM to modify to suit us.

ACTION – PM to draft for next CLT meeting

KH sent a draft Heads of Terms for land acquisition to TL, which TL has edited and awaits clearance to discuss with a landowner

ACTION – Karl Hine then TL

TL met Barbara Pond of GRCC to review the Locality Grant application rules. There were no "stoppers" and Mrs Pond felt we had a very strong case. Locality will not accept our application until we are incorporated, hence priority to item 7 below.

7. Workshop session on Model Rules

Considerable discussion was useful in confirming members' common understanding of various points. The conclusion was that only Section "A" was confusing. **Agreed** to consult Nailsworth CLT and to obtain a copy of their final Rules.

ACTION – TL

Depending on the Nailsworth version and the outcome of item 5, secretary to instruct the chosen solicitor to review our understandings and move forward to Registration.

ACTION – TL plus one other

8. Steps needed to achieve a Public Meeting by early July

TL reported that the article in Eastington News would be printed 28th May.

Aster Homes will provide display for both public meetings but have no-one available for 11th July. 16th July to be confirmed

ACTION – Karl Hine

AB reported on his research, to which Ann Pitcher and TL had contributed. Some gaps remained on employee numbers. **Agreed** to contact Smiths, Kings Head and William Morris House by telephone then make rough classification of all other into 1 -5 employees and 5 - 10

ACTION – AB

The meeting considered buying National CLT leaflets at £34 per 100 to be used at public meetings. **Agreed** to design our own, relating it more closely to benefits for Eastington. Subject for meeting on June 24th.

ACTION - MB

9. Date of next meeting – 10th June 7.00 Village Hall

CIRCULATION: Steering Group and website

GLOSSARY:

CLT – Community Land Trust

DCLG – Department for Communities and Local Government

GRCC – Gloucestershire Rural Community Council

NCLTN – National CLT Network

SDC – Stroud District Council

Tom Low, Acting Secretary