



**Eastington Community Land Trust  
(ECLT)**

**Steering Group Meeting 22<sup>nd</sup> July  
2016 at 7.00 pm in Village Hall**

**MINUTES**

**1. Attendance and Apologies for absence**

Muriel Bullock (MB) (Acting Chair), Alan Brasier (AB), Tom Low (TL) (Acting Secretary), Kathryn Gribble (KG) (Acting Treasurer), Paul Mannings (PM), Alison Loverage (AL), Cllr John Jones (JJ) plus two general members. Apologies from Sharon Wells

**2. Approval of Minutes of 8<sup>th</sup> July 2016**

Accepted and signed by Chair

**3. Financial Report**

KG reported £3,931 at bank, £ 31 cash in hand from subscriptions and an invoice for £14.00 from Village Hall, which was approved

**4. Review of Drop-in events**

Agreed events worthwhile, both for new recruits (31, now totalling 71 members) and for the experience for the Group in handling discussions.

Most queries were about how the Waiting List operates, which were followed up by MB and TL visiting Stroud DC (see 5 below).

Main improvement would have been better advertising. Decided to increase use of social media, AL to set up Facebook Page and become Admin. AL to liaise with Ed Davies about a link from website

**ACTION - AL**

**5. Feedback from Stroud DC meeting on Glos Homeseekers**

**MB** felt the visit was well worthwhile, Laura Stephen had been very patient explaining the system.

TL felt the key element in the Banding (which was a logical modification to the traditional points-ranking systems) was that downsizing was given top priority. Laura Stephen agreed that our plans to build 1 and 2 bed houses fitted Stroud DC policy on affordable rented properties, perfectly.

Both TL and MB remained unclear on the precise mechanism of the Wednesday Bidding method. It was agreed that TL would pursue this with Laura Stephen

**ACTION – TL**

To better understand Bidding, it was agreed to seek a volunteer to demonstrate the process for us.

**ACTION – SW**

In addition, MB found Laura's explanation of the Local Connection logical and fitting our expectations, broadly. Queries remained on whether employment qualification should be 6 months or 12 and whether relatives should include grandparents/grandchildren. TL agreed to double check the Bush Close Section 106 and report back. Laura offered to forward Stroud's "model" S 106.

**ACTION – TL**

It was agreed, that in the light of all 16 of Bush Close houses being subject to Eastington Local Connection, our advice to potential ECLT clients should be to register straight away, in case a house in Bush Close became available. Two new members from the Drop-ins appeared likely candidates and should be alerted. Length of time on the register can be a factor where other factors are equal.

**ACTION – MB and TL**

**6. Feedback on Aster Homes draft Project Plan**

Agreed required further work but Registration is definitely on the critical path now (see item 7).

**ACTION – PM and TL**

**7. Progress on Registration**

Hugh Read has not been in touch, despite calls and an e-mail. Agreed to give him a deadline to complete within a month.

**ACTION – TL**

TL presented a draft management structure, showing the major areas of responsibility and the potential number of Trustees required. All Group members to consider this for accuracy by the next meeting, in order to include in registration.

**ACTION – ALL**

AB proposed that the Trustee roles be advertised well in advance of the AGM along with potential candidates/nominations and the full list of members eligible for nomination. Agreed to aim for maximum transparency and to examine methods of mounting membership list on-line. Noted that Ed Davies had managed to post all of the Drop-in presentation material on-line successfully.

**ACTION – TL and Ed Davies**

**8. Progress on researching Architects**

PM reported that he had 3 names from Liz Hughes' research last year plus input from Aster. He was sending out an updated Brief with a deadline of 12 August, aiming for a short-list to consider at the next meeting. Noted that this item is on our Critical Path.

**ACTION – PM**

**9. Application for Match Funding from Parish Council-linked funds**

MB produced forms required to apply for funds (£5,000 required to match-fund Locality grants). Agreed that Charlie Bullock Fund was the most appropriate. Application to be completed by end August.

**ACTION – TL and KG**

**10. Date of next meeting – 12<sup>th</sup> August 2016, 7.00pm Village Hall**

**CIRCULATION:** Steering Group, IC (Advisor) 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