



Eastington Community Land Trust Limited (ECLT)

Ninth Meeting of Board Members

Friday 5th May 2017

at 7.00 pm in Village Hall

Minutes

Attendance: Tom Morrison (TM) (Chair), Muriel Bullock (MB) (Vice Chair), Alan Brasier (AB), Tom Low (TL) (Secretary), Lynne Farnden (LF) (Treasurer), Members Anne Pitcher, Ed Davies

Apologies: Alison Loverage (AL), Sharon Wells (SW), Martin Elliot (ME), Paul Mannings (PM), Cllr John Jones (JJ), Karl Hine, Aster (KH) **Declarations of Interest:** none declared

1. Approval of Minutes of 20th April Board Meeting

Minutes of meeting of 20th April were unanimously approved for signature by MB, chair of that meeting.

2. General Members had no comments

3. Financial report

3.1 LF presented one cheque as circulated which was approved and signed by TL and MB. LF reported that the balance before the cheque was £6,897.51, which included £25 in new members' fees from the Drop-Ins and £4,000 from the Parish Solar Fund. After paying the cheque the bank balance was £4,557.51 with an expected income of £1,000 from Aster to offset the engineer's cheque

3.2 TL and LF had completed the 49-question application for the Locality £40,000 grant and four queries had arisen. TL had dealt with these, the final element being agreement of item 5 below. TL had sorted minor queries by telephone and received assurances that delivery of item 5 would satisfy the Locality scrutineer.

3.3 Pippa Stroud has said that she awaits clearance from the vice-chair on the potential £20,000 from the DCLG fund. She also said we might be vulnerable to Purdah.

4. Update on progress with various solicitors

TM reported on three firms of solicitors whose bids had been circulated. They had all come in around the £5,000 plus VAT mark, slightly higher than expected. Two are national firms with a Bristol office and the third a Leeds firm specialising in CLT work. TM felt the latter could be reduced because their proposal contained specific elements that fall outside of the required scope (and because it is envisaged that Aster's solicitors would be undertaking these elements on behalf of both Aster and ECLT e.g. report on title).

A fourth firm from Stonehouse would be submitting prices next week and a fifth firm in Cheltenham remained a possibility. TM would finalise a report by the next meeting and circulate his findings in advance.

AB queried why the landowner had not been asked to register the development site in response to one of the firm's recommendation that this be carried out in advance of the proposed transaction. TM to clarify with KH.

ACTIONS - TM

Signed by TM, Chair18th May 2017

5. Approval of Policy on Member Admissions

TL and TM had devised a policy capturing our current practise of accepting members with an Eastington/Local Connection, which had been circulated. This helps to enact Rules C11, C12, C13.

LF queried the draft proposal to provide the member list for public examination, in consideration of members privacy under Data Protection. It was agreed to amend clause 4 such that TM could then sign and TL could send a copy to Locality. It was further agreed that if anyone requested sight of the register, only members' names and register number should be shown. TL agreed to maintain two parallel lists.

ACTION – TL and TM

6. Discussion Housing Mix as a result of public Drop-Ins

TL reported that a considerable number of young singles had joined in the last week. This had brought the total membership to a commendable 109. TL's query was whether the project should have an extra set of four flats to acknowledge this. It was agreed (by a majority vote) that ECLT should stick with the 23 units much talked about and that it may be seen as a break of faith and "development creep" to expand now. It was further agreed that the next HNS would be brought forward to the end of 2018 or as soon as the last release of houses had been allocated.

ACTION - TL

7. Plans for the Technical Conference in early May

It was confirmed that this would take place on Friday 12th May at OHMG, PM and TL to attend. TL summarised the 20 items on the List of Ideas and it was agreed to add one more drop-in comment on the mis-match of gardens to house size.

8. Date of next meeting

Agreed that next meeting would be 18th May at 7.00pm in Village Hall. Principal business would be feedback from the Technical Conference, TM's recommendation on a solicitor and news of grants

Also **Agreed** that further meetings would be Thursdays June 1st and June 15th

Meeting closed at 8.30 pm

CIRCULATION

Board of Trustees

Webmaster: Ed Davies

Aster Group Karl Hine (KH)

GLOSSARY:

DCLG – Department for Communities and Local Government

SDC – Stroud District Council

HNS – Housing Needs Survey

Tom Low, Secretary, ECLT

Signed by TM, Chair18th May 2017