



Eastington Community Land Trust Limited (ECLT)

Eighth Meeting of Board Members

Thursday 20th April 2017

at 7.00 pm in Village Hall

Minutes

Attendance: Muriel Bullock (MB) (Meeting Chair), Alan Brasier (AB), Paul Mannings (PM) Tom Low (TL) (Secretary), Lynne Farnden (LF) (Treasurer), Cllr John Jones (JJ), Karl Hine, Aster (KH), Russell Wilks (RW) (Architect)

Apologies: Alison Loverage (AL), Sharon Wells (SW), Tom Morrison (TM) (Chair), Martin Elliot (ME), Anne Pitcher, Ed Davies

Declarations of Interest: none declared

1. Approval of Minutes of 6th April Board Meeting

Minutes of meeting of 6th April were unanimously approved for signature by TM on 22nd April.

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

3.2 MB delivered the cheque from Parish Solar Fund in the sum of £4,000

3.3 TL had sent a report to Pippa Stroud applying for £20,000 from the DCLG fund. JJ and TL had both been notified that this would be forthcoming, within the month

4. Update on Aster Business Plan for internal investment panel

KH presented his circulated report. He explained that staff re-organisations had delayed the next Investment Board until mid-May but he had important buy-in from two key directors.

At an estimated £128,000 per unit, this was a very affordable scheme. The element of HCA subsidy at £37,000 was one of the lowest CLT schemes KH had seen. Because of the relatively low incomes locally, the rents would be set at below 70% of local market rents, yet the scheme remained viable. £92.05 for 1-bed, £122.36 for 2-bed and £147.13 for 3-bed units, all per week.

There was a discussion about service charges and maintenance of communal areas. PM felt that all areas should be maintained by Aster as leaseholder, unless adopted by e.g. ST Water or Glos Highways. LF felt all site management was part of a tenancy and that the service charge was expected to cover that. MB confirmed that the parish Council might consider accepting some maintenance in the interests of efficiency e.g. grass cutting but this had to be put to Council.

Signed by MB, Meeting Chair5th May 2017

KH and TL agreed that the internal common areas were different to “spare” areas on the edge of the site i.e. landscaping rounding off garden edges to the south. The latter could be a small Community Orchard. KH expected that Aster might want to draw their red line for the leased land area, smaller than the overall purchase, for clarity of responsibility.

AGREED – to defer discussion until final design

5. Feedback on Pre-Apps with SDC Planning and Gloucestershire SUDS Engineer

TL formally reported that both Pre-Apps had been successful as had been circulated earlier to members. PM, RW and KH agreed that the reports were supportive and informative.

6. Discussion of Street Scenes presented by Architect

RW distributed A2 copies of new plans containing extra detail on the layout (car spaces, verges, pavements), adjustments to 2-bed elevations and plans and a first attempt at providing the apartment block with individual entrances. These were accepted with a little explanatory discussion. RW had also produced street scenes in colour which were very clear and brought the scheme to life. He was complemented by Members. Some adjustment to the elevations had proved necessary, including render on a bungalow to balance the street scene. AB asked about a second brick finish, which RW confirmed.

It was accepted that there were outstanding questions but these have been “parked” by TL’s list of Ideas (see item 7 below). It was agreed the colour A1 plans provided by RW were very suitable for the public drop-ins.

7. Plans for the Technical Conference in early May

TL explained that he had asked RW to “freeze” the design as at 28th March “rev A” which was what SDC Planning had for the final Pre-App. The logic was that RW could be asked for conflicting and abortive work if he had to react to every train of thought from various angles. PM, RW and KH had all agreed this was a good way to proceed.

TL had circulated a list of 18 ideas so far recorded and asked for all members to write in with any omissions. The List of Ideas would be enhanced with all relevant suggestions from the Public Drop-ins as well and taken forward to the next Board Meeting on May 5th for editing.

The procedure then would be for all known “Ideas” to be reconciled by a Technical Conference on 12th May to comprise RW, PM, KH, TL and an engineer from Intrado Robbins. The outcome would be a final design, or as RW indicated, the agreed route **towards** a final design, which would be the basis for Full Planning.

ACTION - TL to confirm venue for 12th May

8. Planning for Drop -in events

A rota for both drop-ins was decided with MB responsible for opening up the village hall and initiating refreshments whilst TL would liaise with KB Coaches with SW/AL doing catering. The new banner was erected by TL on 21st April and website and facebook advertising would be organised by Jan Low.

9. Date of next meeting

Agreed that next meeting would be 5th May, a Friday because of local elections, at 7.00pm in Village Hall. Principal business would be editing the List of Ideas for the Technical Conference and TM’s research into potential solicitors

Meeting closed at 8.15 pm

Signed by MB, Meeting Chair5th May 2017

CIRCULATION

Board of Trustees

Webmaster: Ed Davies

Aster Group Karl Hine (KH)

Advisor Ian Crawley (IC)

Architect Russell Wilks (RW)

GLOSSARY:

DCLG – Department for Communities and Local Government

SDC – Stroud District Council

Tom Low, Secretary, ECLT

Signed by MB, Meeting Chair5th May 2017