



# Eastington Community Land Trust Ltd. (ECLT)

## Thirty Fifth Meeting of Board Members

Thursday 19<sup>th</sup> July 2018

at 7.00 pm in Village Hall

### MINUTES

**1. Attendance** Tom Morrison (chair) (TM), Muriel Bullock (vice chair) (MB), Tom Low (Secretary) (TL), Lynne Farnden (Treasurer) (LF), Martin Elliot (ME), Alan Brasier (AB), Cllr Mark Chatterley, Ann Pitcher, Ed Davies

**Apologies:** Paul Mannings (PM), Cllr John Jones (JJ), Sharon Wells (SW) Alison Loveridge (AL), Karl Hine, Aster (KH), **Declarations of Interest:** There were none.

**Questions to the Board:** there were none but TM invited contributions throughout

### 2. Approval of Minutes of Board Meeting of 21<sup>st</sup> June

The minutes were unanimously approved after two date corrections and signed by TM

### 3. Financial and Administration Report

**3.1 Approval of invoices:** There were two. The balance at bank would be £14,759.12

**3.2 Preparation for Quarterly Internal Audit:** MB and AB volunteered to perform the audit and a date with LF was agreed for 28<sup>th</sup> July

### 4. Lettings and S106

**4.1 Report back on briefing of Dominic Curran:** TL reported that three drafts had been exchanged with Mr Curran, resulting in some further points on the cascade (see below).

#### 4.2 Relative status of employment-related qualification

Extensive debate revealed that members felt that Family Connection and strong Residential Qualification were more significant than any employment-related aspects. This was agreed by creating an extra level in the cascade thus:

- |             |  |                             |
|-------------|--|-----------------------------|
| Priority 1: | Family Connection (as defined July 2017)                       |                             |
|             | Resident 3 out of last 5 years (agreed 5 <sup>th</sup> July)   |                             |
| Priority 2: | Employed 12 months (see 4.3 below)                             |                             |
|             | Resident 6 out of last 12 months (agreed 5 <sup>th</sup> July) |                             |
| Priority 3: | Employed 6 months (see 4.3 below)                              |                             |
| Priority 4: | Neighbouring parishes  | Priority 5: Stroud district |

Signed by MB, Meeting Chair..... 2<sup>nd</sup> August 2018

### **4.3 Definition for employment qualification**

Having relegated employment-related qualification to Priority 2 in the cascade, members decided to simplify the definition of suitable employment thus:

“for the last 12 months immediately prior to the date that the Affordable Rented Housing Unit becomes vacant having had their principal place of work within the Relevant Geographical Area”

It was felt that this best accounted for self-employment, agency working, rolling annual contracts as well as conventional waged/salaried employment including maternity/paternity leave or sick leave. Both items 4.2 and 4.3 were carried by unanimous vote. TL to forward to Mr Curran.

#### **ACTION TL**

### **5. Progress on Technical Matters**

TL reported that examination of Plan B had progressed well, with two cycles of architect's plans and associated engineering diagrams harmonised. Engineers from EG Carter had met both Natural Gas and Wales & West Water surveyors on site and agreed methods for bridging these utilities. For Wales & West Water, this also covers Plan A and for Natural Gas, the associated fibre ducts had also been agreed off-site.

TL had also met with the landowners who were comfortable with the potential revisions and a price for the increased land usage had been agreed.

### **6. Legal Matters**

#### **6.1 Conditional Contract, 125-year Lease and Draft Transfer**

TM had reviewed these and co-ordinated comments with BPE who had reverted to TLT. There remained aspects of termination and buy-back rights to be agreed in relation to the 1954 Act.

#### **ACTION: KH**

BPE had agreed to provide a summary report of both contracts, once the final versions were ready. This will help inform ECLT Board's formal approval of contracts prior to signature. The earliest this could be, would be for August 16<sup>th</sup> Board.

#### **6.2 Easements, principally highways access**

KH had still been unable to speak to Highways England (HE) since they had indicated their preference was to sell to ECLT at “market value”. TL had drafted a letter proposing Plan “B” as having less impact on HE. In discussion it was agreed to send this directly from ECLT, as the most charitable body more likely to elicit sympathy.

It was further agreed to allow HE a maximum of 10 days to respond, after which it was hoped that our MP would ask questions of the appropriate minister, about HE preventing the building of much-needed social housing. (*note: David Drew MP successfully contacted by TL on 21<sup>st</sup> July*)

Signed by MB, Meeting Chair..... 2<sup>nd</sup> August 2018

**7. Review of progress towards filing Planning Application.**

Whilst it still seems possible that filing could occur before the end of August - in terms of the relative readiness of the contracts - nothing could be confirmed until HE accepted Plan B or made another feasible proposal for access.

**8. Date of next meeting**

The next meeting was agreed as 2<sup>nd</sup> August at 7.00 pm in the Village Hall. The main issue will be progress on Plan "B".

JJ, TM and ME indicated apologies in advance.

**MEETING CLOSED at 8.30 pm**

**Tom Low, Secretary**

**July 2018**

**CIRCULATION**

**Board of Trustees**

**Webmaster:** Ed Davies

**General Members attending**

**Aster Group** Karl Hine (KH)

**Parish Council** Cllr Mark Chatterley

**GLOSSARY**

FCA Financial Conduct Authority, our regulator

GCC Gloucestershire County Council

GRCC Gloucestershire Rural Community Council, an advisory body

PRoW Public Right of Way, of which route EEA 48 passes along inside ECLT's eastern boundary

SDC Stroud District Council

S 106 Section 106 Legal Agreement pursuant to Planning Permission, including Local Connection

Trowers Trowers and Hamlins LLP, solicitors to Aster for funding matters in particular

TLT Solicitors to Aster Homes

Red Kite Solicitors to the Vendor

Signed by MB, Meeting Chair..... 2<sup>nd</sup> August 2018