



Eastington Community Land Trust Ltd. (ECLT)

Fifty-sixth Meeting of Board Members

Thursday 4th July 2019

at 7.00 pm in the Village Hall

Minutes

1. Attendance Tom Morrison (chair) (TM), Tom Low (Secretary) (TL), Alan Brasier (AB), Martin Elliot (ME), Ed Davies (ED)

Apologies: Muriel Bullock (vice chair) (MB), Lynne Farnden (Treasurer) (LF), Karl Hine, Aster (KH), Paul Mannings (PM), Alison Loveridge (AL), Sharon Wells (SW), Cllr John Jones (JJ), Cllr Mark Chatterley (MC).

Declarations of Interest: There were none

Questions to the Board: ED asked what contingency there was for the continuity of ECLT in the event of officers retiring or otherwise leaving post. TL confirmed that the primary records were held on his bookshelf but all were backed-up to various electronic files to which either other officers had access (e.g. shared Dropbox with the Treasurer) or available on the ECLT website.

ED also asked if there were any files which were private? TL and TM responded that membership data was subject to GDPR (only names and date of registration being public) and that some negotiations about land availability were confidential to the four officers.

2. Approval of Minutes

The minutes of the Board Meeting of 20th June 2019 were unanimously approved and signed by AB.

3. Financial and Administration Report

3.1 Approval of invoices

There were no cheques for signature, leaving clear funds of £113. TL reported that SDC had approved a final claim upon SDC for £2,250 which would restore our cash flow. It was agreed to release the cheque for Anthony Collins in anticipation of the SDC monies.

3.2 An Affordable Housing Hub for Gloucestershire

TL reported from MB that she had attended the inaugural meeting of a Steering Group to create a Gloucestershire Hub for Affordable Housing, sponsored by GRCC. It was agreed to continue a watching brief and to encourage the development of the Hub. This could bring forward extra local resources e.g. project managers.

3.3 Naming of the road at Claypits site

It was unanimously agreed to recommend "Puddleworth Close" as the name, to the Parish Council. This echoes the historic hamlet which was split by the M5. Votes included e-mail consents from absentee trustees.

Signed by TM, Chair 1st August 2019

A Registered Society under the Co-operative and Community Benefits Societies Act 2014, registration number 7425

registered address: Hazel Cottage, Millend, Eastington, Stonehouse, Glos. GL10 3SF, www.eastingtonclt.ltd, 01453 823425

3.4 Update from National CLT on Leasehold Reforms' exemptions

TM explained that all CLTs were to be allowed to continue with charging a modest leasehold fee, whilst commercial house builders were being legislated against (only freehold sales will now be legal). This was a significant victory for National CLT lobbying in an atmosphere of strong opposition to the recent exploitative practices of some national housebuilders.

The ability to charge ground rents is also to be abolished for commercial house builders but not for CLTs.

3.5 Speech in Parliament by David Drew MP

TL reported that our MP David Drew had made a significant parliamentary speech in support of CLTs, as a good example of a co-operative method of managing community projects. TL had written to thank Dr Drew and pointed out that recent progress in creating a pipeline of 15,000 affordable homes was being jeopardised by a lack of Treasury commitment to the Community Housing Fund (it could expire in March 2020). Dr Drew will ask a Question in the House.

4. Legal Matters

4.1 Funding from Homes England

TL conveyed from KH that Aster would sign the SDC/Aster half of the transaction on July 11th Helen Bone believes the half between SDC and Homes England will be signed by 12th July.

4.2 Progress on access easement with Highways England (HE)

There appears to have been little progress on this item

ACTION: KH

5. Summary of impediments to implementing Conditional Contract and Lease

With Aster's acceptance of the Planning Permission there remain three impediments:

Access to site (see 4.2 above), Financial viability (Item 4.1 above) and Surveys & Reports

Strictly speaking, Planning Permission can be subject to Judicial challenge for up to 8 weeks and so the earliest Aster can sign the lease would be 15th August. KH is planning for a Start-on-Site date in mid-September.

6. Dates of next meetings

Agreed as July 18th and August 1st both at 7 pm in the Village Hall (*secy note: 18th July later cancelled*)

Meeting closed at 7.28 pm

Tom Low, Secretary, July 2019

CIRCULATION

Board of Trustees Webmaster: Ed Davies Aster Group Karl Hine (KH) Parish Council Cllr Mark Chatterley

GLOSSARY: As per previous minutes

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