



Eastington Community Land Trust Ltd. (ECLT)

Sixty Second Meeting of Board Members

Thursday 3rd October 2019

at 7.00 pm in the Village Hall

Minutes

1. Attendance Tom Morrison (Chair) (TM), Martin Elliot (ME), Lynne Farnden (Treasurer) (LF), Alan Braisier (AB), Sharon Wells (SW), Tom Low (Secretary) (TL), Muriel Bullock (Vice Chair) (MB), Ann Pitcher, Ed Davies (ED) Georgie Brocklehurst (GB).

Apologies: Paul Mannings (PM), Alison Loveridge (AL), Cllr Mark Chatterley (MC) Karl Hine (Aster) (KH), Samantha Hale (Aster) (SH). **Declarations of Interest:** There were none.

Questions to the Board: ED asked permission to introduce a portable Loop Hearing system at future meetings, which was approved.

2. Discussion on Shared Ownership for Project Two

2.1 Process and Practicalities

Jasmine Ellicott of Two Rivers HA gave a talk and responded to questions from all members.

Notes of the discussion will be circulated to members.

2.2 Implications for Project Two

TL introduced the possible numbers from the 2019 HNS as showing strong interest in Shared Ownership, where in the 2013/14 HNS, there had been none. AB felt that keeping a local connection under control for Shared Ownership would be too difficult and therefore aspirants should apply to Great Oldbury. SW believed that it was a valid middle-ground type of tenancy with which she could identify, as could LF and MB, whilst ME still had an open mind. This discussion was continued under item 4.4.

3. Approval of Minutes

MB sought clarification on Minute 6, flooring specification whereby it had been stated that ground floors would be dust sealed or latex. It was agreed to re-instate this as a query to Aster. (*Secy note: e-mail received from KH 7th October*).

The minutes of the Board Meeting of 19th September 2019 were then unanimously approved and signed by TM along with the minutes of 5th September, previously approved

4. Financial and Administration Report

4.1 Approval of invoices

There were no cheques to be signed but TL and LF had signed off a cheque for £1 in payment for the land transaction at Claypit Ground. The cash balance is now at £3,059.58.

Signed by TM, Chair 17th October 2019

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

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4.2 Arrangements for final quarter Internal Audit

MB and AB arranged to meet at LF's house to conduct the audit on 5th October.

4.3 Approval of Budgets for 2019/2020

TL proposed and it was agreed that, this item be postponed at least until next Board, to allow discussion on item 4.4 to take place, since this was the largest component of the new year's expenditure.

4.4 Grant Application to Homes England for Project Two

LF and TL had taken the outline budget presented to Board on 2nd May this year and extrapolated it for missing items (e.g. engineering and ecology fees, more responsibility for legal work), inflation at 10% and an example estimate for 28 units. This turned out a draft budget of £159,000.

Given that the Parish Solar Fund had promised £8,000 in match funding, another £8,000 was required to reach the standard 10%. Homes England had agreed that this could come "in kind" from our chosen Housing Association (Aster had provided much more than that in the commitment from KH over 3 years).

AB was concerned that TM, TL, MB and LF had discussed so much detail of finance and a possible number of 28 without involving other Trustees. It was acknowledged that Board had agreed that discussions on land would always be handled by the elected officers and TM explained that this was a recommendation, based on an anticipated community housing need, not an executive decision. It was agreed that further discussion would be postponed to 17th October Board, by which time the HNS would have been published by Parish Council.

In further discussion AB expressed concern that a level of perhaps 16 shared ownership units would be too much to manage and that ECLT was in danger of providing too large a proportion of affordable homes around Alkerton.

TL pointed out that, in the planning process, it was possible to vary the proportion of rented to shared ownership if deeper studies suggested the HNS was too ambitious. Also, with the draft budget, it was possible to vary the number of units and the proportions. It was agreed to circulate the HNS after 10th October for members to gauge the plausibility of the detail prior to 17th October.

ACTION: TL

4.5 Draft Letter to SDC Strategic Planning Manager

TL reported that SDC were under government pressure to allocate market housing sites to medium sized villages such as Alkerton. In discussion, Mr Russell, the SDC Strategy Manger, had agreed that Alkerton be exempted in the light of the Eastington Parish NDP and the proven efforts of ECLT in implementing the NDP. A joint letter was to be discussed at Parish Council on October 10th (*secy note: a revision of the draft letter was agreed by Trustees by e-mail on 10th October in the light of decisions in 4.4 above*).

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4.6 Information on meeting with SDC Leader of Council

Nailsworth CLT had organised a meeting with the Leader and the Chair of Housing to discuss general council support for Community Led Housing in the revision of the Local Plan. TL had been invited and would report back on 17th October.

5. Legal Matters - Progress on Highways England (HE) Easement

TM announced that all legal processes had been concluded and that ECLT was now the owner of the land at Claypits designated for Puddleworth Close, in perpetuity. This was a defining moment in ECLT's history.

In parallel, Aster Communities had signed off the 125-year Lease on what is now ECLT's property, in the process providing the original landowners with the agreed Lease Premium, on 2nd October.

6. On-site Activity

6.1 Verbal Report from 20th September Meeting at E G Carter Offices

ME and LF reported that the meeting had been very well run, lasted two hours and covered a considerable span of items. It was clear that much of the preliminary work had either been done or was in hand.

6.2 Western Power Sub-station

TL had been asked to sell a plot 4 metres by 4 metres, freehold but it was agreed to resist this, since ECLT is required to hold the land in perpetuity (*secy note: agreed with KH and Western Power that a sub-lease from Aster would be sufficient 10th October*).

6.3 Estimate for Start-on-Site

KH has committed to Homes England that the end of Oct is achievable. The first evidence of this will be Heras Fencing (*secy note: erected 10th October*).

7. Dates of next meetings

Agreed as October 17th and November 7th both at 7 pm in the Village Hall. Topics will include discussion of HNS and Potential Homes England grant. KH and/or SH will be attending on October 17th to feed back on Tenancy Agreement queries inter alia.

Meeting closed at 8.50 pm

Tom Low, Secretary

October 2019

CIRCULATION

Board of Trustees Members attending Webmaster: Ed Davies

Aster Group Karl Hine (KH), Sam Hale (SH) Parish Council Cllr Mark Chatterley

GLOSSARY

As per previous meeting

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