



Eastington Community Land Trust Ltd. (ECLT)

Seventy Fifth Meeting of Board Members

Transacted by Zoom 7.00 pm Thursday 16th July 2020

Minutes

- Attendance:** Tom Morrison (Chair) (TM), Lynne Farnden (Treasurer) (LF), Tom Low (Secretary) (TL), Martin Elliot (ME), Alan Brasier (AB), Muriel Bullock (Vice Chair) (MB), Georgina Brocklehurst (GB).

Apologies: Sharon Wells (SW), Cllr John Jones (JJ).

Declarations of Interest: TM non-pecuniary interest item 4.3.

- Approval of Minutes**

The minutes of Board Meeting of 17th May 2020 were approved to be signed by TM.

- Financial and Administration Report**

- 3.1 Invoices**

There were two invoices to be paid, balance after all cheques are cleared is £30,017.29.

- 3.2 Purchase Orders for Acoustic Modelling**

Based on the Board decision of 18th June 2020, TL placed an order for the third run of the acoustic model at the agreed price of £575 plus VAT.

- Project Two**

- 4.1 Update on Acoustic Modelling and Engineering levels**

TL, the engineer and the architect had acted upon the second run of the acoustic model, which revealed 12 gardens were still showing noise levels in the 55dB to 60 dB range. Certain comments from the last Board meeting were raised during a 3-way ZOOM meeting on 2nd July, all resulting in a significant extension of the northern and southern bunds, tapering to a 1 metre external level in both cases. This was submitted to the Acoustic consultant on July 15th with results expected by July 21st.

During the Board ZOOM meeting TL shared a magnified version of the engineering drawing, so that Trustees could see the extensions to the bunds and other technical features. An extensive discussion ensued which clarified a number of areas for Trustees. TM queried whether there should be an acoustic door in the southern fence such that Severn Trent might exercise the full extent of their proposed easement and have access to the stormwater outfall to the ditch.

ACTION: TL with engineer

Signed by TM, Chair 2020

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

4.2 Discussions with Housing Associations (HAs) about Partnership

TL had circulated a report, covering the range of reactions from Cottsway HA's financial analysis and the virtual meeting with Two Rivers on June 30th.

Cottsway withdrew their interest on 15th July, saying they had recently won a number of bids for other projects and would not be able at this stage to commit sufficient resources to our project. They have left the door ajar, should circumstances change.

The TEAMS meeting with Two Rivers' executives on 30th June involved TM, LF, MB and TL along with six officers from Two Rivers, including an executive director. Lasting over an hour, the meeting was very constructive, leaving LF, MB and TM with a good impression (TL has known several key officers for a few years through GRCC events). Trustees met Jasmine Ellicott, the Lettings Manger, in 2019 when she led a Board discussion on Shared Ownership.

It was agreed that Two Rivers would conduct a financial assessment by the end of July, whilst ECLT would look at the suggestion that 100% staircasing within Shared Ownership could be combined with compulsory buy-back.

Accordingly, TL had spoken with Homes England and TM had researched legal aspects and both concluded that Two Rivers' latter suggestion was viable and looked constructive.

Trustees discussed the benefits as detailed in TL's report and there was agreed that it was quite suitable to ECLT, Tenants/buyers, mortgage suppliers and the HA. It required agreement from Stroud DC as co-signatories of the Section 106. (*secy note: this was forthcoming on July 20th*)

TL was delegated to check whether this change from 80% staircasing to 100% staircasing would bring Aster back to the discussions.

4.3 Tender Invitations for Legal Services

TM presented a report including a summary of the four solicitors' responses to tender. The report provided no recommendation, allowing an open debate.

The second and third bidders were close on price and were both capable firms. It was decided that Anthony Collins LLP had the greater CLT experience, including working with the Wessex HUB for a decade, National CLT, Locality and ECLT on the Section 106 for Fullers Close. They were duly appointed unanimously (TM abstained due to a declared non-pecuniary interest).

4.4 Ecology Report

TL had circulated the second (summer) report from Stroud Valley Project, which was agreed with minimal debate as being suitable for Pre-App.

4.5 Public and other Consultations

The principle of opening up public consultation during August, as outlined in TL's report, was accepted, along with the style of two articles for the Community News (publication 31st July). TM asked TL if the landowners had been consulted, which they had been.

A provisional date for a presentation to Parish Council was agreed as 13th August, subject to review at the August 6th Board meeting.

Signed by TM, Chair 2020

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Parishioners would have an information pack later in August, to include a reply method to be agreed at the August 6th Board meeting. Drop-in displays at the Village Hall would not be possible under Covid -19 protocols.

Formal pre-app consultations would be channelled through Pippa Stroud and would most likely be limited to exchanges of e-mails. TL would present the technical reports for Board scrutiny as and when available. The covering introductory letter would be authored by TL in conjunction with the architect and would form the basis for the Feasibility Report. Depending on the success of the Acoustic report (which leads into several aspects of the engineer's studies), the Pre-App could be sent to SDC by mid-August.

ACTION: TL with architect

5. Fullers Close Progress Report

5.1 Site Meeting verbal update

TL attended a virtual site meeting with Aster and EG Carter 10.30 Thursday 16th July.

Richard Davies (RD) of EG Carter confirmed he was still aiming to complete the works by early December. Current progress was very good thanks to the site management of Tyler Millard but RD was reluctant to pull the completion date forward because too many potential risks remained. The prime example was availability of materials, especially roof tiles and plaster.

5.2 Aster plans for initial lettings

Robert Shortman (RS), Aster's area lettings manager, has indicated that he intends to advertise our scheme on Homeseecker Plus in early September. TL has included this date in the Community News article (see 4.5).

It was agreed that it was within GDPR rules that we send out a notice to all active ECLT members once we have specific dates. This communication would include an offer to have further updates on lettings at members' discretion. TM stated that in order to comply with GDPR rules this would have to be an opt-in option rather than an "unsubscribe" offer. TL to maintain sub-list of members opting-in.

To be discussed further at the 20th August Board Meeting which will be three days after RS visits Fullers Close and will meet MB and TL

6. Dates of next ECLT meetings To be August 6th and August 20th using Zoom, with e-mail interim updates.

Meeting closed at 8.18 pm

Tom Low, Secretary, July 2020

Signed by TM, Chair 2020