



# Eastington Community Land Trust Limited (ECLT)

## Tenth Meeting of Board Members

Thursday 18<sup>th</sup> May 2017

at 7.00 pm in Village Hall

### Minutes

**Attendance:** Tom Morrison (TM) (Chair), Alan Brasier (AB), Tom Low (TL) (Secretary), Lynne Farnden (LF) (Treasurer), Alison Loverage (AL), Sharon Wells (SW), Martin Elliot (ME), Members Anne Pitcher, Ed Davies, Parish Cllr: Mark Chatterley

**Apologies:** Muriel Bullock (MB) (Vice Chair), Paul Mannings (PM), Cllr John Jones (JJ), Karl Hine, Aster (KH)

**Declarations of Interest:** none declared

#### 1. Approval of Minutes of 5<sup>th</sup> May Board Meeting

Minutes of meeting of 5<sup>th</sup> May were unanimously approved and signed by TM.

#### 2. General Members had no comments

Cllr Mark Chatterley was welcomed as the new Parish Council representative

#### 3. Financial report

- 3.1 LF presented two cheques as circulated which were approved and signed by TL and LF. This included a returned cheque for Robbins, due to a zealous HSBC scrutineer. LF reported that the balance was only changed by the smaller cheque for £52
- 3.2 TL reported that a written approval for the £40,000 Locality grant had been received. LF and TL had ten days to complete the formal response to due diligence, upon which the money would be released.
- 3.3 Pippa Stroud has confirmed that all relevant powers have now approved our grant and that SDC solicitors would be working on an agreement letter, to be released after 8<sup>th</sup> June election.

#### 4. Report and recommendation on preferred solicitors

TM reported on four firms of solicitors whose bids had been circulated. TM's report detailed the several components of the bids and all present agreed that the clear leader and therefore agreed preferred solicitor was BPE of Bonds Mill, Stonehouse. TM to meet BPE and agree detailed scope of work, to be confirmed in writing and circulated by e-mail for approval before the next meeting.

#### ACTION – TM

ME asked that a fall-back be selected in case BPE's detail radically increased costs. TM nominated Bevan Brittan as his second choice which was unanimously carried. In either case, it was agreed that the budget for legal fees be increased to £7,500, to be balanced by a reduction in the engineering budget, which was very generous at £9,000.

Signed by TM, Chair .....1<sup>st</sup> June 2017

TM also reported he was seeking clarity from KH on Aster's solicitor's joint role in investigating title, to ensure ECLT did not have to duplicate work and therefore cost.

**ACTION – KH**

**5. Review of Technical Conference May 12th**

TL picked out key elements of the Technical Conference which had been a success in resolving all 22 items outstanding. Where items remained inconclusive, at least one alternative had been explored as fall-back. Principal concern was the lack of clarity on the highway entrance where ownership of the verge (GCC Highways/Highways England was overlapping. TL had just had a Pre-App response from GCC Highways and so had a line of follow-up. Conference had agreed to plan on the most eastern entrance with second favourite being an entrance west of the existing.

**ACTION – TL**

The agreed project plan was for the Architect to spend two weeks refining the final layout (i.e. end of May) at which point the engineers would take the layout forward in parallel with the Acoustic Consultant. A checkpoint in mid-June would establish if the "final" layout was practical in all aspects or, if further tuning were required, there were two more weeks in June to achieve the full planning application. All present at the conference had felt the quality of agreement reached should allow end-June submission to be achieved.

TM pointed out that until proof of title, submission could not be certain. TL said that we could proceed in parallel, since the grants now obtained were not dependant on success but progress could be monitored at the 1<sup>st</sup> June and 15<sup>th</sup> June Board Meetings. It was agreed that the first impediment might be Aster's Investment Board on June 25<sup>th</sup> which would coincide with the completion of the architects "final" design, itself a natural break-point if one were needed. TL/TM to monitor with KH.

**ACTION – TM, TL, KH**

The last outstanding design item was the solar scheme. TL and AB were still exploring options and so the conference had agreed to proceed to full planning without panels illustrated. It was felt that it was easier to add in a solar scheme in mid-application than to have to illustrate one and then have to withdraw it. TL had established that detailed design of the electrical circuits would not be held up because the engineers would not go to that detail until after Planning Approval.

ME felt the whole solar concept was too complicated and that it was unlikely that Aster would adopt it. AB said a solar scheme would provide an environmental return on the loss of a green field but agreed that there must be a decent financial return to the Parish. A detailed discussion amongst members indicated a full spectrum of views, concluding that research should continue but a firm plan was needed soon. TM expected that the drafting of the Aster 125-year lease would have to include the scope of a solar scheme and that that forced an earlier deadline than the design elements might suggest. TL agreed to bring the results of research to the 1<sup>st</sup> June Board Meeting, being mindful of members' need to see a workable and profitable scheme.

**ACTION – TL, AB**

**8. Date of next meeting**

**Agreed** that next meeting would be June 1st at 7.00pm in Village Hall. Principal business would confirmation of the appointment of a solicitor, a plan for the solar scheme and a viewing of the "final" layout design from the architect

**Meeting closed at 7.58 pm**

Signed by TM, Chair .....1<sup>st</sup> June 2017

## CIRCULATION

**Board of Trustees**

**Webmaster:** Ed Davies

**Aster Group** Karl Hine (KH)

**Parish Council** Cllr Mark Chatterley

### **GLOSSARY:**

DCLG – Department for Communities and Local Government

SDC – Stroud District Council

HNS – Housing Needs Survey

GCC- Gloucestershire County Council

**Tom Low, Secretary, ECLT**

Signed by TM, Chair .....1<sup>st</sup> June 2017