



# Eastington Community Land Trust Limited (ECLT)

## Twenty Second Meeting of Board Members

Thursday 7<sup>th</sup> December 2017

at 7.00 pm in the Village Hall

### Minutes

**Attendance:** Tom Morrison (TM) (Chair), Muriel Bullock (MB), Tom Low (TL) (Secretary), Lynne Farnden (LF) (Treasurer), Alan Brasier (AB), Martin Elliot (ME), Alison Loveridge (AL), Sharon Wells (SW), Paul Mannings (PM) General members Ann Pitcher, Ed Davies, Cllr Alex Bomberg

**Apologies:** Karl Hine, Aster (KH), Cllr Mark Chatterley (MC), Cllr John Jones (JJ).

**Declarations of Interest:** none declared

**1. Approval of Minutes of 16<sup>th</sup> November Board Meeting**

Minutes of meeting were unanimously approved and signed by TM.

**2. General Members**

General members had no questions

**3. Financial report**

**3.1** There were 2 cheques for approval. LF reported a free balance of £9,378.51

**3.2 Approval of Version 6.0 of Financial Regulations**

Version 6 included a series of corrections of the phrase "proper practices" which is more appropriate to Parish Councils. **The new version was unanimously approved**

**4. Update on Technical Matters**

TL reported that the Acoustics report (circulated) had been well received and the Board approved it unanimously. TM and TL had grammatical and other minor errors which would be corrected.

**Action TL**

Engineering has been a problematic area and now Aster has offered to take over responsibility for paying EG Carter's engineers for finalising the Drainage Policy. Both PM and the Architect are comfortable with this. TL has therefore signed off Intrado.

The Architect had circulated a garden layout for the four flats 15-18. Incorporating Aster's wish for the ground floor flats overlooking their own gardens, the circulated design was accepted by the Board, subject to there being grass being an element in all gardens, TL to convey to Architect and Aster.

**Action TL**

Signed by \_\_\_\_\_, Chair ..... December 2017

## 5. Progress on Legal Matters

### 5.1 Report on Title and Application for First Registration

TM reported that the vendor's solicitor had been notified of successful Registration by the Land Registry who will share the documents when fully received. KH had promised that the Draft Report on Title would be sent to TM and our solicitors BPE, week commencing 11<sup>th</sup> December.

**ACTION: KH**

KH had also written to say that TLT were progressing the easements but this seemed unlikely, given that EG Carter had not finalised the position of the drainage connections (see minute 4 above).

### 5.2 Conditional Contract and Draft Lease

In conversation with TL, KH has promised to complete his review of TM's comments on the draft version of the Conditional Contract, by 11<sup>th</sup> December. The lead solicitor from TLT, Aster's solicitors, has been on two weeks' leave in any event. We now await their comments for further review.

**ACTION: KH**

TL had stressed to KH that December was an ideal time to make significant progress on legal matters with TM's availability.

TM believes that ECLT needs to take the lead role in concluding the draft lease, since we have a deeper interest in it than Red Kite, the vendor's solicitor and should aim to keep the pressure on Red Kite to a minimum. TM still feels the main sticking point will be to find a way to ensure that Aster has strong obligations to fulfil an early start date.

## 6. Date of next meeting

TM explained that the next meeting, agreed to be January 4<sup>th</sup> 2018, would be a Special General Meeting to enable progress on modifying Rule F1, about appointment of auditors.

**Meeting closed at 7.28 pm**

## CIRCULATION

**Board of Trustees**

**Webmaster:** Ed Davies

**General Members attending:** Ann Pitcher, Ed Davies

**Aster Group** Karl Hine (KH)

**Parish Council** Cllr Mark Chatterley, Cllr Alex Bomberg

## GLOSSARY

GCC Gloucestershire County Council

HMRC Inland Revenue

SDC Stroud District Council

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

Signed by \_\_\_\_\_, Chair ..... December 2017