



## Eastington Community Land Trust Ltd. (ECLT)

### Twenty Seventh Meeting of Board Members

Thursday 15<sup>th</sup> March 2018

at 7.15 pm in Village Hall

### MINUTES

**1. Attendance** Tom Morrison (chair) (TM), Muriel Bullock (vice chair) (MB), Lynne Farnden (Treasurer) (LF), Tom Low (Secretary) (TL), Sharon Wells (SW), Alan Brasier (AB), Martin Elliot (ME), Ann Pitcher, Bill Edwards, Ed Davies, Karen Hayes

**Apologies for Absence** Paul Mannings (PM), Alison Loveridge (AL), Cllr John Jones (JJ), Karl Hine, Aster (KH), Cllr Mark Chatterley (MC)

**Declarations of Interest:** there were none

**Questions to the Board:** Bill Edwards asked if there were any S 106 payments to be made and TL confirmed that the ECLT project was exempt.

**2. Approval of Minutes of Board Meeting of 1<sup>st</sup> March**

The minutes were unanimously approved and signed by TM

**3. Financial Report**

**3.1 Independent Examination of accounts**

In an e-mail vote between 9<sup>th</sup> and 12<sup>th</sup> March, Board members unanimously approved the independently examined accounts.

**3.2 Approval of invoices**

There was 1 invoice, for Padam Walburn, which was approved. The balance, after deducting that cheque, was £20,791.01.

**3.3 Arrangements for Quarterly Internal Audit**

ME and TL to meet with LF on April 7<sup>th</sup>, 10.00.

**3.4 Updates on progress with SDC and Locality grants**

TL expanded on the already-circulated report, including the agreement with Locality to re-organise the claimable categories, confirmed on 11<sup>th</sup> March. This would allow ECLT to claim for legal services in January as well as March and engineering consultancies. The net effect, by removing the planning fee category, was that we would have to return a minimum of £5,000 to Locality.

Signed by TM, Chair.....5<sup>th</sup> April 2018

Because of the expected £9,000 additional grant from SDC, there should be a net gain in grant monies available, of up to £2,600. This would be in addition to the “headroom” of £8,995 being the difference between budgets and commitments.

TM cautioned that SDC may take some time to confirm their legal work. TL to expedite.

**ACTION: TL**

#### **4. Lettings and S106**

SW reported that AL had been in touch with Lois Taylor of GRCC and that that conversation was on-going.

**ACTION: AL, SW**

#### **5. Progress on technical matters**

TL reported that an adjustment of the PRoW had been suggested by EG Carter and that discussions were on-going with GCC Highways and SDC on opening up both ends of EEA 48 (the footpath which starts by the motorway bridge, on ECLT’s site).

AB and MB were concerned that the two re-directions of EEA 48 could delay the overall ECLT project. In discussion, it was agreed there was merit in the proposals but that TL would clarify the options between:

- saving money on doing both re-directions in the same PRoW application
- treating the re-direction of EEA48 by the Perryway as a separate project
- improving the access at ECLT’s end by providing a bridge and kissing gate
- doing nothing

**ACTION: TL**

#### **6. Progress on Legal Matters**

##### **6.1 Report on Title**

TM had now received the Report on Title from Aster’s solicitors, in electronic form and without appendices. He has requested release of the printed report, complete with appendices, which would conclude this element of the legal process.

**ACTION: KH**

##### **6.2 Conditional Contract and 125-year Lease**

TM reported that our solicitors had now sent a mark-up re-draft to Aster’s solicitors. This contained a number of modifications discussed by TM and KH, which, if accepted by Aster’s solicitors, would be very close to a final document that TM could recommend to the Board. AB asked if TM was now satisfied that ECLT would have control over demolitions and extra buildings. TM confirmed it was part of our solicitor’s re-drafting.

TM had also been contacted by the landowner’s solicitor and had been able to say that ECLT were now expecting the next draft from Aster’s solicitors to be fit for consideration by all parties.

Signed by TM, Chair.....5<sup>th</sup> April 2018

### 6.3 Easements

TL has put our architect in direct touch with KH to finalise the various plans required by Aster's solicitors to support applications for various easements.

ME asked that Aster and EG Carter be made aware of the dynamics of floodwater flow down and across Claypits Lane. He believed that, in heavy rain such as recently experienced, water currently flowed to the area where we were proposing to build our entrance.

**ACTION: TL**

### 7. Discussion of date for Planning Application

Members agreed to postpone any decision until the next meeting, by which time legal agreement might be much closer.

### 8. Date of next meeting

The next meeting was agreed as 5<sup>th</sup> April, at 7.00 pm in the Village Hall

**MEETING CLOSED at 8.00 pm**

**Tom Low, Secretary**

**March 2018**

## **CIRCULATION**

**Board of Trustees**

**Webmaster:** Ed Davies

**General Members attending**

**Aster Group** Karl Hine (KH)

**Parish Council** Cllr Mark Chatterley

## **GLOSSARY**

FCA Financial Conduct Authority, our regulator

GCC Gloucestershire County Council

PRoW Public Right of Way, of which route EEA 48 passes along inside ECLT's eastern boundary

SDC Stroud District Council

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

Signed by TM, Chair.....5<sup>th</sup> April 2018