



Eastington Community Land Trust Ltd. (ECLT)

Thirty Fourth Meeting of Board Members

Thursday 5th July 2018

at 7.00 pm in Village Hall

MINUTES

1. Attendance Tom Morrison (chair) (TM), Muriel Bullock (vice chair) (MB), Tom Low (Secretary) (TL), Martin Elliot (ME), Sharon Wells (SW) Alison Loveridge (AL), Alan Brasier (AB), Cllr Mark Chatterley (MC), Karl Hine, Aster (KH), Ann Pitcher, Ed Davies

Apologies: Lynne Farnden (Treasurer) (LF), Paul Mannings (PM), Cllr John Jones (JJ).

Declarations of Interest: There were none.

Questions to the Board: there were none but TM invited contributions throughout

2. Approval of Minutes of Board Meeting of 21st June

The minutes were unanimously approved and signed by TM

3. Financial and Administration Report

3.1 Approval of invoices: There were two. The balance at bank would be £15,158.70.

AB and AL asked that a guideline for claiming car expenses be included e.g. 45p per mile.

ACTION: TL

3.2 SDC Grants: TL and LF had considered the effect of the new S106 solicitor's costs and decided that there was little point in making an additional claim at this point. This was mainly due to the legal costs transferred to Locality on March 31st.

4. Lettings and S106

4.1 Report back on briefing of Dominic Curran: TL had met our new S 106 solicitor in Birmingham to brief him on our progress to date. Mr Curran appreciated the quality of work done by Board members. He was happy to start from the draft provided i.e. the work done on the first Nailsworth-style draft.

TL had agreed a project plan as follows:

Mr Curran to produce a first draft by Monday July 10th

TL and LF to do a 100% read-through on Tuesday 11th July

Once agreed, draft to go to KH for consideration by Trowers LLP (funding angles in particular). KH would ask Trowers to handle all Aster's S 106 interests.

Signed by TM, Chair..... 19th July 2018

Once ECLT and Aster were aligned, draft would go to Red Kite on behalf of the landowner.

The objective was to reach a tripartite agreement before submission of planning.

4.2 Consideration of reported detail items

In response to MB, TL confirmed that Board had debated the Family Connection definition in July 2017 and adopted the SDC standard wording.

Members voted unanimously to adopt the definition for qualification through working as minimum of 12 months (report item 3).

After considerable debate, AL proposed that the qualification as a resident (report item 2) be restricted to “3 years out of the last 5” and that the “6 months out of last 12” be dropped. This was carried unanimously.

MB proposed that an extra layer of cascade be introduced as a back-up to the agreed formal definitions. This would allow a resident of only 12 months and/or a person working in the parish for 6 months, to have a house ahead of anyone in neighbouring parishes. This was adopted subject to TL checking its viability with our S 106 solicitor (*note: this is practical and is to be included in the first draft by Mr Curran*).

TM and others queried the definition of “casual” in relation to employment. TL agreed to ask Mr Curran to provide this. (*note: this proved difficult and on 7th July it was proposed to simplify the expression to “permanent employment”. This was approved by e-mail by 7 votes to nil on 8th July and will be included in the first draft, to be reviewed on 19th July*).

5. Progress on Legal Matters

5.1 Report back on Aster Investment Panel of 27th June

KH reported that he had been successful and had faced very few questions. He was now cleared to move to sign contracts. TM and KH agreed that this effectively meant 4 to 6 weeks. TM would ask BPE to provide a summary of contracts for consideration by Board at August 2nd meeting. There would be a small extra charge.

ACTION: TM

5.2 Conditional Contract and 125-year Lease

TM and KH reported that a new marked-up draft had been received by BPE and sent to Red Kite and Trowers. TM would review this and send comments to BPE to include corrections on the wording for lettings which he and KH had agreed was not accurate. (*note: TM completed 8th July*)

5.3 Draft Transfer

TLT had re-issued this to BPE. TM indicated that the document looked much improved.

Signed by TM, Chair..... 19th July 2018

5.4 Easements

KH had still been unable to speak to Highways England (HE) since they had indicated their preference was to sell to ECLT at “market value”.

In discussion, members agreed to pursue TL’s Plan “B” which would entail moving plot 1 to be beside plot 23 and for the road to swing west in an “S” shape. TL presented a first re-plan by the architect which avoided the electricity pylon, crossed the national gas pipeline and fibre cable, to emerge near the bus stop.

TL had discussed the situation with SDC planners and they had been sympathetic. It had been clarified that ECLT could only submit only one plan. KH had also begun discussions with the builders and engineers, whose initial reactions were also positive. A site meeting with National Gas had already been booked for July 12th. KH was also consulting lawyers about the visibility splay being above HE’s land.

It was agreed that TL and KH fully work-up Plan “B”, it being acknowledged that this would eventually entail all consultants’ reports and the contracts being modified, at additional cost.

ACTION: TL, KH

6. Technical matters - Project Plan

KH presented a first draft from Chris Bates, whom he was due to meet on July 6th.

ACTION: KH

7. Review of progress towards filing Planning Application.

Extrapolating from items 5.1 and 5.4 above, it now seems possible that filing could occur before the end of August.

8. Date of next meeting

The next meeting was agreed as 19th July at 7.00 pm in the Village Hall. The main issue will be progress on Plan “B”.

MEETING CLOSED at 8.22 pm

Tom Low, Secretary

July 2018

Signed by TM, Chair..... 19th July 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
GRCC Gloucestershire Rural Community Council, an advisory body
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
Trowers Trowers and Hamblins LLP, solicitors to Aster for funding matters in particular
TLT Solicitors to Aster Homes
Red Kite Solicitors to the Vendor

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