



Eastington Community Land Trust Ltd. (ECLT)

Thirty Third Meeting of Board Members

Thursday 21st June 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), Cllr Mark Chatterley (MC), Ann Pitcher, Ed Davies (*reminder: a quorum is 3 or more Board Members*)

Apologies: Karl Hine, Aster (KH), Lynne Farnden (Treasurer) (LF), Sharon Wells (SW) Alison Loveridge (AL), Paul Mannings (PM), Alan Brasier (AB), 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 7th June

The minutes were unanimously approved and signed by TM

3. Financial and Administration Report

3.1 Approval of invoices: There were none. The balance at bank remains £15,210.55

4. Lettings and S106 – consideration of reported detail items

In view of the absentees, it was decided to postpone any decisions until next meeting.

5. Progress on Legal Matters

5.1 Conditional Contract and 125-year Lease

KH had reported via TL that Red Kite had now reverted and that he had spent time with his solicitors, TLT, on Wednesday this week. TLT had promised a new marked-up draft, to include input from TM on lettings and some minor drafting issues, by June 24th.

ACTION: KH

TM noted that the Board had yet to decide the legal basis for managing the orchard area. TL to contact KH regarding an underlease, based on Brownings Orchard or Coneygree Orchard.

ACTION: TL

Signed by TM, Chair..... 5th July 2018

5.2 Easements

KH had spoken with Highways England (HE), who indicated their preference was to sell to ECLT at “market value”. HE’s legal advisor had promised to call or e-mail by Tuesday 26th June with a more detailed response.

In discussion, TM expressed concern that “market value” could be well over the £60,000 anticipated by KH. Several lines of argument were explored but without a written statement from HE, it was agreed to hold off action.

TL had examined our alternatives, which could include avoiding the strip of HE land. Plan “B” would entail moving plot 1 to be beside plot 23 and for the road to swing west in an “S” shape. This would have to avoid the electricity pylon, cross the national gas pipeline and fibre cable, to emerge at the edge of the current informal layby. Again, it was decided not to put effort into a re-design but TL would contact KH to obtain an engineer’s opinion

ACTION: TL then KH

5.3 Choice of solicitors for S106

TM presented his report on the three tenders. In discussion, it was agreed that (a) the lowest estimate was too vague to be credible, (b) the highest estimate was too open-ended, albeit very professional (c) the middle quote, which was for £2,500 plus VAT and disbursement, as a fixed fee, was both credible and reasonable.

It was therefore agreed to appoint Dominic Curran of Anthony Collins LLP, to execute the S 106 agreement. TM recommended that a budget of £4,000 be earmarked, which TL confirmed he had agreed with LF, was available from the SDC grant. (*note: TL to attend Collins’ offices on 2nd July to initiate detailed instructions*).

ACTION: TL

6. Technical matters - Project Plan

No project plan has been forthcoming yet

ACTION: KH

7. Date of next meeting

The next meeting was agreed as 5th July at 7.00 pm in the Village Hall. KH will attend and report back on the Aster Investment Panel of June 27th.

MEETING CLOSED at 7.36 pm

Tom Low, Secretary

June 2018

Signed by TM, Chair..... 5th 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
TLT Solicitors to Aster Homes
Red Kite Solicitors to the Vendor

Signed by TM, Chair..... 5th July 2018