



Eastington Community Land Trust Ltd. (ECLT)

Thirty Ninth Meeting of Board Members

Thursday 13th September 2018

at 6.10 pm in Village Hall

MINUTES

1. Attendance Alan Brasier (AB) (Chair of items 1 to 5), Tom Morrison (chair) (TM) (joined the meeting at item 6), Tom Low (Secretary) (TL), Lynne Farnden (Treasurer) (LF), Martin Elliot (ME), Cllr John Jones (JJ), Ann Pitcher

Apologies: Paul Mannings (PM), Cllr Mark Chatterley (MC), Sharon Wells (SW), Karl Hine, Aster (KH), Alison Loveridge (AL), Muriel Bullock (vice chair) (MB), Ed Davies.

Declarations of Interest: There were none but PM had passed his proxy vote on item 6 to TM

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

2. Approval of Minutes of Board Meeting of 6th September

The minutes were unanimously approved and signed by AB.

3. Financial and Administration Report

There being no invoices, balance at bank remained £13,605.62.

4. Lettings and S106

Trowers released the S 106 draft today, 13th September, at noon i.e. after the conclusion of item 6.1 below. TL had one query which he advised be rebuffed but otherwise all lettings and cascade matters had been agreed (*Secy note: TL agreed wording with KH on 14th September*). Mr Curran would comment later on the non-lettings amends.

5. Progress on Technical Matters

TL reported that the on-going dialogue with Severn Trent had become tedious and that he had accordingly written to Severn Trent advising them to conclude.

6. Progress on Legal Matters

6.1 Conditional Contract and 125-year Lease

TL related the sequence of negotiations since 6th September. Initially, TM had made progress with Trowers on the mortgagee clauses but a stalemate was reached on clause 6.3. TM described this clause as frustrating ECLT's ability to activate a buy-back, upon which we had already made the considerable concession of delaying this until year 40. TL explained the fundamental nature of this facility to KH who sought and obtained clearance from Aster Board level to allow ECLT the original buy-back wording in 6.3, for this contract only.

Signed by AB chair of this meeting.....20th September 2018

TM and KH then agreed revised wording on responsibility for rubbish within grassed areas which had been re-drafted and sent by TLT to TM that afternoon.

6.2 Draft Transfer (TP1)

TL reported that a BPE solicitor had reviewed the TP1 and provided a report which had circulated. A late variation had been received which gave ECLT an additional right over traffic sightlines. TM and TL commended the TP1 which was accepted by members.

With sticking points in items 6.1 and 6.2 overcome, TM was happy to recommend signature of all three documents.

AGREED UNANIMOUSLY in favour of signing the Conditional Contract, 125-year Lease and Draft Transfer, *subject to* BPE receiving engrossments which they could confirm to be not materially more adverse to ECLT than the draft documents they reported upon on 6th September.

ACTION: KH

TM asked that the final drafts be sent to MB, AL and SW to allow that this key vote be recorded as 100% approved.

ACTION: TL

6.3 Easements, principally highways access

No progress to report.

7. Review of progress towards filing Planning Application.

TL reported that the architect had all the technical documents in place and could submit them at 24 hours' notice.

In the light of the vote at 6.2 above and the lack of any technical hinderance, that the application form should be circulated to members, with links to the technical documents, for potential approval on 20th September. TM confirmed that, providing contracts had been signed as per 6.2, the cheque for £10,800 could also be signed in readiness for exchange of contracts, expected prior to 28th September.

ACTION: TL

8. Date of next meeting

The next meeting was agreed as 20th September at 7.00 pm in the Village Hall.

MEETING CLOSED at 6.49 pm

Tom Low, Secretary

September 2018

Signed by AB chair of this meeting.....20th September 2018

CIRCULATION

Board of Trustees **Webmaster:** Ed Davies **General Members attending**
Aster Group Karl Hine (KH) **Parish Council** Cllr Mark Chatterley

GLOSSARY

Anthony Collins LLP ECLT solicitors for S 106, led by Dominic Curran
BPE ECLT solicitors for main contracts, led by John Russell
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
Red Kite Solicitors to the Vendor
SDC Stroud District Council
S 106 Section 106 Legal Agreement pursuant to Planning Permission, including Local Connection
Trowers Trowers and Hamlins LLP, solicitors to Aster for funding matters in particular
TLT Solicitors to Aster Homes

Signed by AB chair of this meeting.....20th September 2018