



Eastington Community Land Trust Ltd. (ECLT)

Forty-second Meeting of Board Members

Thursday 18th October 2018

at 7.00 pm in Village Hall

MINUTES

1. Attendance Alan Brasier (AB) Tom Low (Secretary) (TL), Alison Loveridge (AL), Lynne Farnden (Treasurer) (LF), Ann Pitcher, Ed Davies (ED).

Apologies: Tom Morrison (chair) (TM), Paul Mannings (PM), Cllr Mark Chatterley (MC), Karl Hine, Aster (KH), Muriel Bullock (vice chair) (MB), Martin Elliot (ME), Sharon Wells (SW), Cllr John Jones (JJ),

Declarations of Interest: There were none

Questions to the Board: There were none

2. Approval of Minutes of Board Meeting of 4th October

The minutes were unanimously approved and signed by AB.

3. Financial and Administration Report

3.1 Invoices

One cheque for Eric Cole was paid, leaving balance at bank of £1,759.62. A further cheque for BPE was postponed for lack of cash but members agreed it could be paid by e-mail circulation, once money from SDC Grant was received

3.2 Progress of SDC funds from grant

£6,963 had been approved by Pippa Stroud (*secy note: received 25th October*). Out of the £29,000 grant, there remained £ 5,708 to be drawn down, mainly committed to architect and solicitor fees.

3.3 Independent Examiner of Accounts

Members voted to approve the retention of Sarah Padham-Walburn at the same fee as last year, £235. Her estimate of week-commencing 10th December allows ECLT to have the AGM on 20th December (see item 7).

3.4 Arrangements for 4th Quarter internal audit

MB and TL will conduct the audit with LF at a date to be agreed, prior to 29th November.

ACTION: LF

Signed by AB acting chair.....15th November 2018

4. Lettings and S106

Mr Curran had reviewed the revised draft from Trowers, which had then been edited by TM and TL. Mr Curran has now sent all our revisions to Trowers for approval.

ACTION: KH

5. Progress on Legal Matters

5.1 Conditional Contract, Draft Transfer and 125-year Lease

LF and TL had now checked and signed our copy of the engrossment and Aster had signed on 16th October. We both now await Red Kite for the landowners' signatures, reported to be due "sometime this week".

ACTION: KH

5.2 Funding

Following the 3rd October meetings, KH and TL were now due to meet Matt Dodd of Homes England on 26th October to discuss the split between Infrastructure (available from CHF Phase 1) and main build (regular HE funding). An appointment to follow up with Pippa Stroud of SDC (who will be the lead claimant on the Infrastructure Grant) has been agreed for November 8th.

ACTION: KH, TL

6. Progress on filing Planning Application.

TL reported that the cheque had been cleared and the application (ref 2202) reached Ceri Porter for verification on 16th October. There were two minor items to be completed by the architect to satisfy verification, thus, it will be mid-October before the scheme is made public on the SDC website.

It was agreed to start organising local public drop-ins. *Secy Note: After the board meeting these dates were finalised as Thursday November 8th in the Village Hall (AB, MB and TL) and Saturday 10th November at Claypits (LF, AL and TL initially).*

The Parish Council would consider the application on November 8th as well, for which the display boards will be retained.

ACTION: TL

7. Date of next meeting

The next meeting was agreed as 15th November at 7.00 pm in the Village Hall, to allow for the two public consultation events. It was also agreed that the AGM would be on 20th December at 7.00 in the Village Hall.

MEETING CLOSED at 7.30 pm

Tom Low, Secretary

October 2018

Signed by AB acting chair.....15th November 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
HE Homes England, primary grant-giving body for affordable homes
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 acting chair.....15th November 2018