



Eastington Community Land Trust Ltd. (ECLT)

Sixty seventh Meeting of Board Members

Thursday 19th December 2019

at 6.30 pm in the Village Hall

Minutes

1. Attendance Tom Morrison (Chair) (TM), Martin Elliot (ME), Lynne Farnden (Treasurer) (LF), Tom Low (Secretary) (TL), Alan Brasier (AB), Sharon Wells (SW), Ann Pitcher, Ed Davies (ED), Cllr Mark Chatterley (MC).

Apologies: Paul Mannings (PM), Alison Loveridge (AL), Muriel Bullock (Vice Chair) (MB), Cllr John Jones (JJ), Georgie Brocklehurst (GB).

Declarations of Interest: There were none.

AB chaired the meeting until TM arrived

Questions to the Board: There were none but the Chairman invited questions throughout.

2. Approval of Minutes

The minutes of Board Meeting of 5th December 2019 were unanimously approved and signed by TM upon his arrival.

3. Financial and Administration Report

3.1 Approval of invoices

There was one cheque to be signed. It was noted that a cheque for the annual insurance had been signed between meetings under Regulation 6.6 and minute 3.1 of previous meeting. The net sum at bank was £10,445.24 after all cheques are cashed.

3.2 Review of questions to be asked of architects

The list of questions for items 6 and 7 below was agreed and it was decided that LF would ask questions about the differential in prices.

4. Project Two

4.1 Update on Feasibility Grant for Project Two

TL reported that ECLT's technically approved bid was still held up by General Election Purdah. At items 4.2 and 8, Board could only "resolve to appoint" until funds were fully identified.

4.2 Consideration of tenders for Legal Services

Trustees accepted the conclusion of TM's report circulated and resolved to appoint Anthony Collins LLP, subject to TM agreeing a fixed fee below £2,750 and subject to funds.

ACTION: TM

Signed by AB, Initial Chair 16th January 2020

A Registered Society under the Co-operative and Community Benefits Societies Act 2014, registration number 7425

registered address: Hazel Cottage, Millend, Eastington, Stonehouse, Glos. GL10 3SF, www.eastingtonclt.ltd, 01453 823425

4.3 Update on Fieldwork by Ground and Acoustic Surveyors

LF, AB and TL had met surveyors on site, where possible, as a matter of courtesy.

The Acoustic survey was conducted over a full Thursday noon to Monday noon period. The modelling process will take place from 6th to 10th January, with the aim of a report being available to Board for 16th January (*secy note: modelling was modified to include the sketch layout presented under item 7 below*).

The basic Topo was undertaken on December 19th/20th and GPR will be done on January 2nd and 3rd. TL has maintained liaison with the landowner throughout.

5. On-site Activity

5.1 Report from Site Meeting of 18th December

TM had circulated a brief report on the meeting. Key points were that Board must choose two sets of kitchen finishes by 17th January: an agenda item for Board of 16th January was agreed. The legal agreement for Western Power remains outstanding, due to inaction by TLT, Aster's solicitors and Severn Trent have signed off the Storm and Foul drainage.

It appeared that EG Carter and Aster had agreed to remove one of the toilets from the design of all bungalows. Trustees were opposed to this unilateral action, since it changed a layout presented to numerous public consultations and was included in the Planning Permission. (*secy note: this was resolved on January 9th and the original design will be respected*)

TM had confirmed that, as suspected, EG Carter intended having only one Practical Completion certificate, rather than a phased release of units. This means that ECLT is entitled to Ground Rents from date of lease, rather than partial completion. This brings the sum of £4,784 in a year earlier than expected, allowing some consultancies to be brought forward in advance of the Homes England Grant (affects items 4.1 and 4.2 above)

5.2 Golden Spade ceremony

TL reported that, in addition to the photographer organised by Aster Homes, he had secured TV coverage from Points West and radio coverage from BBC Radio Gloucester, with the assistance of ECLT member Mark Jones (*secy note: broadcast of 1st January available on ECLT website*).

MC announced that he had delivered the ECLT design cake to the Kings Head (*also viewable on ECLT website <https://eastingtonclt.uk/diary-and-news/>*).

6. Russell Wilks of Eric Cole Architects presented ideas for Project Two

7. Richard Fellows and Kate Da-Costa-Greaves presented on behalf of Quattro Designs

8. Discussion of Trustees' views of the two presentations and subsequent questions

After extensive debate, Trustees agreed that Quattro had provided some innovative and attractive ideas for the proposed scheme and that their pricing structure appeared more competitive than Eric Cole. It was therefore resolved to appoint Quattro Designs, subject to funds being available.

9. Date of next meeting Agreed as 16th January 2020 at 7 pm in the Village Hall.

Meeting closed at 8.48 pm

Tom Low, Secretary

January 2020

Signed by AB, Initial Chair 16th January 2020

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