



**Eastington Community Land Trust Ltd. (ECLT)**  
**Seventy Seventh Meeting of Board Members**  
**Transacted by Zoom 7.00 pm Thursday 3<sup>rd</sup>**  
**September 2020**

**Minutes**

1. **Attendance:** Tom Morrison (Chair) (TM), Lynne Farnden (Treasurer) (LF), Tom Low (Secretary) (TL), Martin Elliot (ME), Alan Brasier (AB), Muriel Bullock (Vice Chair) (MB), Georgina Brocklehurst (GB), Cllr John Jones (JJ).

**Apologies:** Sharon Wells (SW), Alison Loveridge (AL), Mark Chatterley (MC). **Declarations of Interest:** none

2. **Approval of Minutes**

The minutes of Board Meeting of 6<sup>th</sup> August 2020 were approved to be signed by TM.

3. **Financial and Administration Report**

3.1 **Invoices**

There were two invoices to be paid, balance after all cheques are cleared is £26,980.12

3.2 **Report back on Internal Audits**

AB and MB reported that the internal audits had been signed off for Q3 and Q4.

4. **Project Two**

4.1 **Update on Pre-App documents to be submitted**

All documents were received by SDC on August 10<sup>th</sup> but TL reported that no-one from Planning had reacted as yet.

4.2 **Discussions with Housing Associations (HAs) about Partnership**

TM and TL presented a draft Heads of Terms, as negotiated so far with Two Rivers HA. If acceptable, this draft would go forward to Two Rivers' Executive in late September, subject to confirmation of land valuation.

AB asked if the concept of 100% staircasing with compulsory buy-back was included, which TL confirmed.

Board approved the draft subject to ECLT's insistence on Assured Tenancies being emphasised to Two Rivers.

**ACTION: TL**

Signed by TM, Chair ..... 2020

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

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### 4.3 Progress on Legal Services

TM reported that the solicitor's advice note on the registration of the parcel of land along the south-eastern boundary (relying upon ad medium filum principle) had been issued to the Trust. There were however additional questions that remained over the best option to pursue to try to register the land, which the solicitors have identified would require Counsel's opinion. The instructions to Counsel to opine on these questions would be prepared by TM as Chair of the Trust, rather than in any professional capacity.

The drafts of the conditional contract and the lease had also been prepared but TM was still in discussion with the solicitor on a number of points.

**ACTION: TM**

### 4.4 Public Consultation

As the first element of public consultation, TL was to presented a PowerPoint explanation of Project Two to the Parish Council, which met with approval.

It was agreed that an e-mail would be circulated to ECLT members with a link to the revised website as the next stage, to be followed by an article in the Eastington News at the end of September.

**ACTION: TL**

## 5. Fullers Close Progress Report

### 5.1 Feedback from site meeting (via TEAMS)

MB attended the monthly site meeting on 27<sup>th</sup> August. She reported that it had been very business-like and positive in terms of progress. Although challenges remained such as irregular material supplies, EG Carter remained confident of the early-December hand-over date.

### 5.2 Aster plans for initial lettings

Robert Shortman, Aster's area lettings manager , met with MB and TL on 18<sup>th</sup> August. He detailed plans to advertise the first batch of homes on 16<sup>th</sup> September and offered to compile a list of anyone interested in the properties in the meantime. TL will include all these details, including Robert's e-mail and phone number in the circular to ECLT members (see 4.4 above) and later to all parishioners via the Eastington News.

**ACTION: TL**

## 6. Dates of next ECLT meetings

Agreed as September 17<sup>th</sup> at 7.00 using Zoom, with e-mail interim updates.

Meeting closed at 7.41 pm

**Tom Low, Secretary**  
**September 2020**

Signed by TM, Chair ..... 2020