



Eastington Community Land Trust Ltd. (ECLT)
Seventy Eighth Meeting of Board Members
Transacted by Zoom 7.00 pm Thursday 17rd
September 2020

Minutes

1. **Attendance:** Tom Morrison (Chair) (TM), Tom Low (Secretary) (TL), Martin Elliot (ME), Alan Brasier (AB), Muriel Bullock (Vice Chair) (MB), Georgina Brocklehurst (GB), Sharon Wells (SW), Alison Loveridge (AL), Cllr John Jones (JJ).

Apologies: Lynne Farnden (Treasurer) (LF). **Declarations of Interest:** AL, SW, ME and GB for item 5.2

2. **Approval of Minutes**

The minutes of Board Meeting of 3rd September 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 £23,426.72

3.2 **Annual Audit**

TL reported that cash at bank remained high due to the slow progress on Project Two. It was likely that there would be a corporation tax bill of around £3,500. LF and TL had investigated ways of mitigating this by moving year-end and other means but concluded that accepting the tax "hit" was the best way to proceed. TM pointed out that should we make a loss in future years, some of this might be able to be clawed back.

Board accepted the recommendation to proceed with the current year end.

ACTION: LF

4. **Project Two**

4.1 **Update on Pre-App documents with SDC**

John Chaplin, principal planner, responded just before this meeting. TL reported the main issues were ecology and acoustics, the former being dealt with immediately by provision of reports not initially submitted.

Discussions with Quattro indicated that, from their experience, the SDC response had no show-stoppers. For the acoustics, it was now inevitable that the northern units 19 to 24 should face north to shield gardens. Board accepted that recommendation and Quattro will bring back sketches to the next meeting.

Signed by TM, Chair 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

TL also had discussions pending with Venta Acoustics over the gardens of the southern units 25 to 28 and the potential issue of post-construction tests being imposed as a planning condition.

ACTION: TL

4.2 Discussions with Housing Associations (HAs) about Partnership

The independent professional valuation for the Heads of Terms was still awaited and was now due after October 5th. It was expected that there would be a ZOOM meeting with Two Rivers prior to the October 15th Board meeting.

4.3 Progress on Legal Services

Further drafts of the conditional contract and the lease had been received for TM's approval
TM to approach Counsel for a time and cost quotation prior to year-end. Board would be asked to approve by e-mail to ensure the purchase order was booked as 2019/20 expenditure.

ACTION: TM

4.4 Public Consultation

Two of the three proposed means of public consultation had been achieved i.e. Parish Council presentation and e-mail to all ECLT members, backed by the new website. TL reported no adverse reaction and a couple of positive verbal comments but otherwise

It was agreed that an article in the Eastington News at the end of September would be the third element, also relying on the website for background information.

ACTION: TL

5. Fullers Close Progress Report

5.1 Feedback from site meeting (via TEAMS)

TL attended the monthly site meeting on 17th September. E G Carter remained cautious over irregular material supplies , especially roof tiles but were quietly confident of the early-December hand-over date.

5.2 Aster plans for initial lettings

The first 12 homes were advertised on Homeseeker 36 hours prior to this meeting. In that time 60 or more applicants had made bids on each of the four categories. Although four trustees had declared an interest in this item, TM allowed them to give feedback because none of the other trustees had access to Homeseeker.

It had been clarified that the very high response rate included applicants with no Eastington connection, despite the advertisements clearly stating this priority. This represented an additional sorting burden on Aster's lettings officer Rob Shortman.

Signed by TM, Chair 2020

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The advertisements had not contained rent figures (*secy note: corrected on 23rd September:*

1-bed flat or bungalow £93.54 pw, 2-bed semi £128.07, 3-bed semi £154.00)

Members were asked to bring recommendations for improvements to the advertisements for the second round, whereby the remaining 11 homes would be listed from October 7th to 27th.

6. **Dates of next ECLT meetings** Agreed as October 1st and 15th at 7.00 using Zoom, with e-mail interim updates.

Meeting closed at 7.39 pm

**Tom Low, Secretary
September 2020**

Signed by TM, Chair 2020