



Eastington Community Land Trust Ltd. (ECLT)

Eighty Fifth Meeting of Board Members

Transacted by Zoom 7.00 pm

Wednesday 3rd February 2021

Minutes

- 1. Attendance:** Tom Morrison (Chair) (TM), Tom Low (Secretary) (TL), Alan Brasier (AB), Muriel Bullock (Vice Chair) (MB), Lynne Farnden (Treasurer) (LF)

Apologies: Sharon Wells (SW), Alison Loveridge (AL), Cllr John Jones (JJ) **Declarations of Interest:** there were none

- 2. Approval of Minutes**

The minutes of Board Meeting of 20th January were approved to be signed by TM.

- 3. Financial and Administration Report**

- 3.1 Invoices**

The only invoice to be paid was for Anthony Collins LLP, which was approved. The balance after all cheques have cleared would be £ 45,257.83

- 3.2 AGM 2019/2020**

AB queried whether we would be electing a Tenants' Trustee from Fullers Close. TM said he planned to refer to the role of Resident Trustee in his report to the AGM but that he and TL felt it was too soon to have an election. After discussion, it was agreed to give time for the new residents to settle in and to consider an election in May or June.

ACTION: TL

- 3.3 Potential for a Communications Trustee**

There were no volunteers to take up this role at present.

- 4. Fullers Close**

There was a preliminary discussion on the number of applicants left over after the lettings process and what that might mean for the mix of houses for Project Two.

Signed by TM, Chair 2021

5. Project Two

5.1 Feedback from architect after last meeting

TM reported that he had no feedback as yet but that that was understandable since the instructions had only been issued four days prior to this meeting.

TL was aware that Two Rivers had issued a new set of Employers Requirements i.e. design guidelines, which had ben circulated. The architect had decided to work upon these in detail at this point because it had become clear that the footprint of the houses would have to increase. This affected the feasibility of the revised layouts upon which he was working.

TI commented further that Two Rivers had a reputation for building better designed homes and that their latest Requirements included a study area in every home, well above national standards. The project remained viable at 31 units despite these improvements.

5.2 Update on Heads of Terms and Lease with Two Rivers HA

TM had seen the response from Two Rivers' solicitor on the terms of the Lease, some of which he felt went against the Heads of Terms. He had given his initial reactions to our solicitor and awaited formal advice from her.

5.3 Update on Heads of Terms and Boundary agreement with Landowners

There had been no response from the landowners' solicitor, which was disturbing since this had held up the Heads of Terms for 8 weeks. This was partially explained by receipt of a letter from Red Kite LLP on 4th February to say the partner with whom we had been dealing had left the practise (*secy. note: TM then made contact with all the Red Kite solicitors on 5th February to ensure communications were fully restored and the priorities were fully understood*).

MB said that the Parish Clerk had not seen the draft Boundary Agreement, TM said he would re-issue it (*secy. note: achieved 5th February*).

5.4 Report back on loan and grant options for the eastern portion of Homeground

TL reported that the grant from SDC had been approved by Cttee and that a legal draft was awaited. Since no onerous new conditions were imposed by Cttee, it was agreed to pursue the purchase once it was confirmed in writing.

6. Date of next ECLT meetings Agreed as Wednesday February 17th at 7.00 for the AGM and 7.30 for a regular Board meeting.

Meeting closed at 7.56 pm

Tom Low, Secretary

February 2021

Signed by TM, Chair 2021