



Eastington Community Land Trust Ltd. (ECLT)

Eighty Eighth Meeting of Board Members

Transacted by Zoom 7.00 pm

Wednesday 31st March 2021

Minutes

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

Apologies: Sharon Wells (SW), Cllr John Jones (JJ). **Declarations of Interest:** none

- Approval of Minutes**

The minutes of Board Meeting of 17th March 2021 were approved to be signed by MB, chair of that meeting

- Financial and Administration Report**

- 3.1 Invoices**

There were two for Quattro Architects and Anthony Collins LLP which were approved. The CHF grant of £7188 had been received and so the balance after all cheques are cleared was £39,129.02

- 3.2 Solar Fund Grants**

Parish Council had provided written confirmation of the grant of £7,000 for purchase of land. (*secy note: received in bank 1st April*)

- 3.3 External Examiner's review of CHF grant expenditure April 2020 to March 2021**

A tri-partite arrangement had been made for Padam-Walburn associates to conduct their review on 8th April. TL explained that this included both actual expenditure (£42,236) and contracted commitments (£30,347).

ACTION: LF, TL

- Project Two**

- 4.1 Revised Internal Layout for 3-bed house**

TM referred Trustees to the new draft as circulated and now displayed as a shared screen. The overall opinion was that the kitchen/diner layout was much better, however several points remained. TL fed in the opinion of Two Rivers' development manager, who preferred

Signed by TM, ChairApril 2021

a twin French Door set-up at the rear, with both doors opening outwards. Trustees agreed with this and asked for the following to be incorporated:

- A window in the downstairs WC
- A larger window in the third bedroom
- Part- or full-glazing to the front door to improve natural light in the lobby

(secy. note: Two Rivers agree these are feasible and would support them).

ACTION: TL

4.2 Masterplan Layout

There was no feedback from the Engineer and Acoustician as yet.

4.3 Update on Heads of Terms (HOTs)

TL reported that one of the landowners had now signed the HOTs. TL had delivered the four copies to the second landowner to complete the set of five signatures.

ACTION: TL

4.4 Update and progress with landowners' solicitor

TM confirmed that the landowners had agreed to instruct Harrison Clark Rickerbys of Cheltenham (HCR) and that he had spent 35 minutes on the phone with HCR partner Mark Carter going through the complexities of Project Two.

4.5 Update on SDC Grant

The SDC solicitor has produced a revised draft which TM had received on March 30th. It appeared that all the changes requested by TM had been incorporated and so Trustees voted to accept this.

ACTION: TM, TL

4.6 Decision to make the formal offer to landowners for the eastern portion

Following on from the above, it was agreed to make the formal offer to the landowners in line with the independent land valuation report and to make that report available to the landowners.

ACTION: TL

5. Dates of next meetings agreed as 14th and 28th April, both at 7.00 using ZOOM.

Meeting closed at 7.49 pm

Tom Low, Secretary

April 2021

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