



Eastington Community Land Trust Ltd. (ECLT)

Eighty Ninth Meeting of Board Members

Transacted by Zoom 7.00 pm

Wednesday 28th April 2021

Minutes

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

Apologies: Martin Elliot (ME), Alison Loveridge (AL).

Declarations of Interest: none

- Approval of Minutes**

The minutes of Board Meeting of 31st March 2021 were approved to be signed by TM.

- Financial and Administration Report**

- 3.1 Invoices**

There were no invoices and so the balance after all cheques are cleared was £38,919.77

- 3.2 Selection of Arboriculturist from 4 tenders**

TL presented the four tenders, which had been reviewed by AB and LF. AB confirmed TL's view that all four complied with requirements. In considering the lowest tender, LF was concerned that the bidder had only registered his company in 2019, whereas all other bidders had over 10 years' experience. It was agreed to postpone a decision until next Board whilst TL took up references with the lowest bidder.

ACTION: TL

- 3.3 Update on SDC grant for purchase of Eastern portion of Homeground**

TM reported that SDC had signed and sealed the Deed of Grant and TL reported that Pippa Stroud had asked for an invoice in order to send us the money.

However, it appeared that the landowners no longer wanted to have this deal concluded early which raised two problems. Firstly, clarifying what the landowners now required and consequently when we should ask SDC to provide the grant.

Signed by TM, ChairMay 2021

TL had already written to the landowners to ask for clarification of timeframes and it was agreed that he would pursue this in time for next Board.

ACTION: TL

TM recommended we do not proceed with the planning application until a satisfactory response had been received. LF explained her concern that banking the grant might incur Corporation Tax if it were in our bank account unspent by 30th September.

It was further agreed to delay asking SDC for the grant money until the landowners' timescales are clarified.

3.4 Update on review of CHF grant expenditure April 2020 to March 2021

TL reported that Helen Bone of Homes England had accepted the CHF review without reservation.

4. Project Two

4.1 Masterplan Layout – engineer's and acoustic consultant's reviews

Both consultants' plans had been circulated to Trustees. Of particular note was acoustic compliance of 28 out of the 31 gardens, compared to the 12 non-compliant gardens a year ago. (*secy. update: Stroud DC agreed with this assessment and only asked that 3 gardens have acoustic shelters as in Fullers Close*).

4.2 Initial options for an increase in 2-bed and 3-bed homes

There will be a ZOOM meeting on 4th May to discuss these and other options with Two Rivers and Quattro, AB, MB, LF and TL to attend.

TL spoke to the circulated report, illustrating potential for replacing four flats with 2 pairs of semi-detached 2-bed homes. Other ideas were sought and it was agreed that plots 28 and 29 could be upgraded to 2-bed bungalows. AB suggested that plot 23 could be a 3-bed if plot 22 moved all car spaces inside the pumping station easement.

These ideas would be shared with Two Rivers and Quattro in advance of the ZOOM meeting

ACTION: TL

4.3 Update on Conditional Contract and Lease

TM reported that Two Rivers' solicitor had still not responded to our draft of late March.

ACTION: TM, TL

Signed by TM, ChairMay 2021

5. Project One

5.1 Attendance of Alex Young (AY) at next Board

AY is Aster's Neighbourhood Officer for Fullers Close and TM asked for questions from Trustees, ready for his attendance on 5th May. SW reported that AY had been ringing round tenants for their comments as part of his preparation for the meeting.

TL had outstanding questions about the maintenance period on landscaping which have been conveyed to AY.

5.2 Adjustment of S 106 wording.

TM informed Trustees that he had an on-going discussion with Sam Hale about legal wording in the S 106, within the mortgagee exemption clauses but those would be brought to trustees' attention when a draft of the proposed changes was received. Aster would be paying our solicitor's fees of £950 plus VAT.

ACTION: TM

6. Dates of next meetings

Dates of next meetings agreed as 5th and 19th May, both at 7.00 using ZOOM. MB said that the Village Hall might be available by 19th May, subject to Covid protocols. TM asked all trustees to consider this proposal by 5th May Board.

Meeting closed at 7.50 pm

Tom Low, Secretary
May 2021

Signed by TM, ChairMay 2021