



## Eastington Community Land Trust Ltd. (ECLT)

### Ninety Second Meeting of Board Members

Conducted by Zoom at 7.00 pm

Thursday 3<sup>rd</sup> June 2021

### Minutes

1. **Attendance:** Muriel Bullock (Vice Chair) (MB), Tom Low (Secretary) (TL), Alan Brasier (AB), Lynne Farnden (Treasurer) (LF), (until 7.20pm), Martin Elliot (ME), Cllr John Jones (JJ).

**Apologies:** Alison Loveridge (AL), Sharon Wells (SW), Tom Morrison (Chair) (TM),

**Declarations of Interest:** none

**Members or Public Attending:** None

2. **Approval of Minutes**

The minutes of Board Meeting of 20<sup>th</sup> May 2021 were approved to be signed by TM.

3. **Financial and Administration Report**

- 3.1 **Invoices**

There were no invoices but there were two new members and so the balance after all cheques have cleared was £38,702.99.

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

TL reported that SDC were proceeding with the Deed of Variation, with a longstop date of 31<sup>st</sup> October 2021 as requested by LF.

- 3.3 **Progress with Landowners over the purchase of Eastern portion of Homeground**

TM reported by e-mail that he had now heard from the landowners' solicitor that they were happy to proceed with a conditional contract in parallel with the western portion i.e. both sales would conclude on the same day.

Board approved that Anthony Collins should be instructed to process this contract, subject to a satisfactory quotation. TM has already requested this. LF and TL to discuss how this would be met from budgets.

**ACTION:** TM, LF, TL

- 3.4 **Internal Audit**

AB and TL to meet with LF on 19<sup>th</sup> June to catch up on internal audits postponed due to Covid-19.

Signed by MB, Chair of this meeting.....June 2021

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

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#### **4. Project Two**

##### **4.1 Update on Conditional Contract and Lease**

As reported at the last meeting, Two Rivers' solicitor had met with the Finance Director to resolve some points on charging but this had not reached our solicitors. TL had raised this with Two Rivers and TM had asked our solicitors to pursue as well.

**ACTION: TL, TM**

##### **4.2 Appointment of Transport Consultant**

TL had sought 3 quotes which were presented as a draft report. Because the lowest quotation (by a significant margin) was from a local consultant whose work was well known to Parish Council and ECLT, Trustees voted to appoint without further scrutiny. Helix Transport Consultants to be instructed by the secretary.

**ACTION: TL**

##### **4.3 Amendments to Internal Designs**

TL had circulated the latest version of the internal designs, which had been amended to fulfil all ECLT's requests. After some discussion, these were unanimously accepted.

##### **4.4 Timing of Drop-in public consultation**

Because the situation with the landowners had been clarified, it was agreed to commence planning for public drop-ins.

AB suggested that we await the street scenes and JJ recommended the date should be before the school holidays. On balance, 17<sup>th</sup> July was agreed as a latest Saturday date, with 10<sup>th</sup> July being possible if street scenes could be agreed.

TL wanted to include Jasmine Ellicott from Two Rivers and Laura Stephen from SDC Homeseeker-Plus, which might suggest a Thursday 4pm to 8pm slot such as 15<sup>th</sup> July.

It was agreed that TL would contact Quattro, Two Rivers and SDC and report back

**ACTION: keep on future agenda**

#### **6. Dates of next meetings**

It was agreed that Zoom meetings should revert to Wednesdays. Depending on the availability of the street scenes (to be discussed in the Village Hall) the next meeting dates will either be Wednesday 16<sup>th</sup> June at 7.00pm using ZOOM or Thursday 17<sup>th</sup> June at 7.00 pm in the Village Hall

**Meeting closed at 7.40 pm**

**Tom Low, Secretary**

**June 2021**

Signed by MB, Chair of this meeting.....June 2021