



Eastington Community Land Trust Ltd. (ECLT)

Ninety First Meeting of Board Members

7.00 pm Village Hall

Wednesday 20th May 2021

Minutes

1. **Attendance:** Tom Morrison (Chair) (TM), Muriel Bullock (Vice Chair) (MB), Tom Low (Secretary) (TL), Alan Brasier (AB), Lynne Farnden (Treasurer) (LF), (until 7.20pm), Martin Elliot (ME), Richard Stone (Quattro) (RS).

Apologies: Alison Loveridge (AL), Sharon Wells (SW), Cllr John Jones (JJ)

Declarations of Interest: none

2. **Presentation of latest Masterplan**

RS had brought A1 masterplans to facilitate group discussion.

He began by showing which elements of AB's 32-unit proposal could not be fitted in, due to garden size and access (Plot 1 garden can only be for a bungalow), location of car spaces and "overlooking" constraints. Trustees accepted the explanations and TM thanked RS for taking time to consider the ideas.

RS had made a few adjustments to the plan agreed with Two Rivers on 4th May, principally by detaching the bungalows from the family homes. Trustees felt this was useful, whilst maintaining the symmetry of the entrance to the scheme.

It was agreed that RS would share this version with Two Rivers and that the large-scale plans be delivered to AL and SW for consideration. TM asked for opinions by e-mail by May 26th, to allow RS to progress with the next level of detail, elevations leading to street scenes.

ACTION: ALL

3. **Approval of Minutes**

The minutes of Board Meeting of 5th May 2021 were approved and then signed by TM.

4. **Financial and Administration Report**

- 4.1 **Invoices**

There were no invoices, and so the balance after all cheques have cleared was £38,700.99.

Signed by TM, ChairJune 2021

4.2 Update on SDC grant for purchase of Eastern portion of Homeground

There had been no response from the landowners, when asked for clarification of timeframes. TM's recommendation that we do not proceed with the planning application until a satisfactory response had been received was supported. It was agreed that he would telephone the landowners' solicitor to prompt action on a conditional contract

ACTION: TM

LF explained her concern that banking the grant now might incur Corporation Tax if it were in our bank account unspent by 30th September.

TL had explored whether SDC would be amenable to delaying the grant payment and TM had provided appropriate wording. SDC had agreed in principle and Trustees voted both to support TM's wording (with a long-stop date of 31st October 2021) and to confirm to SDC that ECLT would pay their legal fees in producing a Deed of Variation (*secy. note: SDC accepted the revised date of 31st October*).

ACTION: TL, TM

4.3 Replacement Trustee following resignation of Georgie Brocklehurst

TM has checked that we can have 10 Trustees excluding JJ and so two trustees can be recruited now. It was agreed to advertise this in the Eastington News for June/July and AB suggested that all 127 members be e-mailed as well (*secy. note: both actions completed by 24th May*)

5. Project Two

5.1 Update on Conditional Contract and Lease

Two Rivers' solicitor had met with the Finance Director to resolve some points on charging but this had not reached our solicitors. TL to raise with Two Rivers.

ACTION: TL

5.2 Article for Eastington News and timing of Drop-in public consultation

Because the situation with the landowners had become unclear, it was agreed not to publish a significant article in the June/July edition. TL had submitted a one-page draft which included the advert for two Trustees and this went to print on May 24th.

Although it was agreed that a date for a Drop-in event could not be published, Trustees expressed confidence that the Village Hall was once again suitable for public events, Covid-19 protocols permitting. MB reported that GAPTC had instructed all parish councils to resume public meetings and TL reported that over 400 people had passed through the Village Hall for the May 6th elections.

ACTION: keep on future agenda

Signed by TM, ChairJune 2021

6. Dates of next meetings

The next meeting dates will be Thursday 3rd June at 7.00 pm, using ZOOM and 20th June at 7.00 pm, either in the Village Hall or using ZOOM.

It was agreed as a working principle that Village Hall meetings were helpful for group discussion of large plans but ZOOM was more efficient for a straightforward agenda. Thus, the choice would be made on a meeting-by-meeting basis.

Meeting closed at 7.50 pm

Tom Low, Secretary

May 2021

Signed by TM, ChairJune 2021

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

Reg. address: Hazel Cottage, Millend, Eastington, Stonehouse, Glos. GL10 3SF, www.eastingtonclt.ltd, 01453 823425