



Eastington Community Land Trust Ltd. (ECLT)

Ninety Fourth Meeting of Board Members

Village Hall at 7.00 pm

Thursday 1st July 2021

Minutes

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

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

Declarations of Interest: none

Members or Public Attending: None

2. **Approval of Minutes**

The minutes of Board Meeting of 17th June 2021 were approved and signed by MB.

3. **Financial and Administration Report**

- 3.1 **Invoices**

There was one invoice and so the balance after all cheques have cleared was £40,039.99.

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

TM had received a revised quotation for producing the conditional contract by ECLT's solicitor in the sum of £3,200 plus VAT. It was agreed that this was reasonable and in line with earlier versions quoted in 2019 and 2020. TL and LF reported that cash was available outside of the ring-fenced CHF grant but that an adjustment between Budget 700 and Budget 1000 would be required. This was also agreed.

ACTION: LF, TL

- 3.3 **Update on quote for second conditional contract**

TM advised that Anthony Collins had reduced their fee to an acceptable level and trustees voted to proceed accordingly.

Signed by TM, Chair 2021

4. Project Two

4.1 Update on Conditional Contract and Lease

TM reported that Two Rivers' solicitor had raised a query about the charging of ground rents. TL had contacted Aster and National CLT and TM had spoken to the CEO of National CLT in an attempt to revise part of a draft Bill concerning ground rents. This proved not to be possible and so TL and TM are continuing research with other CLT contacts in the South-West. It was agreed that ECLT should continue to pursue ground rents at £200 per unit p.a. (*secy note: conveyed to Two Rivers 20th July*)

4.2 Examination of revised street scenes

Quattro had provided revised A1 plans of the street scenes. Trustees felt the design had significantly moved towards ECLT's requests from the last meeting.

It was decided that the designs would be adopted for public consultation at the proposed Drop-ins.

4.3 Timing of Drop-in public consultation

Trustees agreed that the drop-in sessions on 15th and 17th July should go ahead.

- MB confirmed the dates remained available (purchase order 800/110/110 applies)
- TL would obtain a banner for advertising outside the Village Hall
- Quattro would supply a banner
- Two Rivers would supply roller banners to compliment the display of the masterplan and the street scenes
- Terri Hibbert (15th July) and Jasmine Ellicott (17th July) would provide expertise on Shared Ownership
- Laura Stephens of SDC would provide expertise on Homeseeker Plus
- 400 leaflets would be distributed by ME, LF, AL AB and member David Aston
- AB and TL would do set-up and knock-down
- MB, ME, TL and TM would provide ECLT input to public sessions

5. Dates of next meetings

The next meeting dates will be Wednesday 4th August and 18th August at 7.00pm using ZOOM.

Meeting closed at 8.04 pm

Tom Low, Secretary

July 2021

Signed by TM, Chair 2021