



## Eastington Community Land Trust Ltd. (ECLT)

### Ninety Fifth Meeting of Board Members

Village Hall at 7.00 pm

Thursday 5<sup>th</sup> August 2021

### Minutes

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

**Chair:** in the absence of TM, MB chaired this meeting

**Apologies:** Martin Elliot (ME), Tom Morrison (Chair) (TM), Cllr John Jones (JJ), 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 1<sup>st</sup> July 2021 were approved to be signed by TM

3. **Financial and Administration Report**

- 3.1 **Invoices**

There were three invoices and so the balance after all cheques have cleared was £38,986.22

- 3.2 **Feedback from the two Drop-in Events**

TL reported that 75 people had attended, 20 had left positive comments, 14 became new members and there were no negative comments registered.

MB stated that she felt it had been very successful. It had been particularly encouraging that most attendees were interested in Shared Ownership, demonstrating that there was a demand, albeit that quite a few enquiries were from people who had yet to research the opportunities fully. Further drop-ins will be run once building has commenced and Two Rivers can accurately quote rental and purchase costs.

LF requested that there be a meeting with Two Rivers' Lettings Department to discuss the operation of the S 106 cascade for rented properties. TL confirmed that Two Rivers had agreed to lifetime tenancies in the Heads of Terms and expected to achieve Social Rents rather than Affordable Rents, subject to overall capital costs and Homes England grants.

**ACTION: TL**

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

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

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### 3.3 Air Quality Tendering

AB was appointed to assist TL in assessing these tenders. Their recommendations would be e-mailed to trustees for decision, to ensure the consultants can finish the report during September.

**ACTION: TL, AB**

### 3.4 Meeting with Aster 5<sup>th</sup> August

MB and ME had attended Fullers Close to meet with Robert Shortman, Aster Lettings Officer. The only point of concern was the untidy nature of the large, grassed area around the attenuation pond. There had been quite a few complaints from tenants and TL was asked to write formally to Aster expressing concerns over safety. (*secy note: done 6<sup>th</sup> August*).

## 4. Project Two

### 4.1 Update on legal items

TL had circulated a report on the status of the boundary agreement and the second conditional contract (both with ECLT's solicitor for drafting).

TM had made considerable progress in conjunction with our solicitor in agreeing a series of legal points with Two Rivers on the lease and main conditional contract. The only outstanding issues were commercial rather than legal, upon which TM had the following matters to be decided by Trustees:

- The imminent Leasehold Reform Act might have affected ECLT's ground rents but a national CLT lobby had gained an exemption for CLTs
- Two Rivers have agreed to pay the £200 per unit per year ground rents but prefer to delay the initial payment until Practical Completion. TM recommends that Trustees concede this.
- Due to their method of tendering for builders (i.e. after Permission), Two Rivers would prefer more than 6 months to confirm the financial acceptability clause 3.3. TM recommends allowing 9 months as a concession

Trustees voted to proceed with TM's two recommendations. It was hoped this would conclude negotiations with Two Rivers and thus allow agreed drafts to be issued to the landowners' solicitor. (*secy note: proposals e-mailed 6<sup>th</sup> August*).

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

#### **4.2 Update on technical items**

Quattro have stated that they stand ready to submit the planning application in a month. There do remain serial steps to reach that target, with the critical path being

- Engineer agreeing shape of bunds with the Arboriculture Consultant
- Highways consultantboard accepting the layout of car spaces for plots 3 to 9
- Engineer adjusting the foundation plots to match the now agreed masterplan
- Acoustic model being re-run against the agreed masterplan
- Air Quality Report being completed in parallel with the above 4 items

None of these items appeared insurmountable in a one-month timeframe.

LF requested that Quattro provide an A1 masterplan in time for the next meeting, incorporating the minor modifications from the above and including other detail such as sheds, paths and patios.

**ACTION: TL**

#### **5. Dates of next meetings**

The next meeting dates will be Thursday 19<sup>th</sup> August (if required) and/or 2<sup>nd</sup> September at 7.00pm in the village hall.

**Meeting closed at 7.51 pm**

**Tom Low, Secretary**

**August 2021**

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