



Eastington Community Land Trust Ltd. (ECLT)

Ninety Seventh Meeting of Board Members

Village Hall at 7.00 pm

Thursday 2nd September 2021

Minutes

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

Apologies: Alison Loveridge (AL), Sharon Wells (SW), Martin Elliot (ME), Cllr John Jones (JJ).

Declarations of Interest: none

Members or Public Attending: None

- Approval of Minutes**

The minutes of Board Meeting of 19th August 2021 were corrected for two omissions. The corrections were approved for TL to re-type and TM to sign electronically.

- Financial and Administration Report**

- 3.1 Invoices**

There were no invoices and so the balance after all cheques have cleared was £38,986.22

- 3.2 Update on Air Quality Tendering**

TL and AB reported that the third tender had been higher than the first two and so APS of Bristol were appointed under minute 3.2 of 19th August.

- 3.3 Parish Council representative**

It was agreed that Parish Council be formally requested to appoint a regular observer to all future ECLT Board meetings.

ACTION: MB

- Project Two**

- 4.1 Update on legal items**

With the aid of a large graphic, TM and TL led a discussion of all the red line plans that would be required. This entailed trustees understanding the nature of the Boundary Agreement, it's insurance policy and it's interaction with the two main purchases.

Signed by TM, Chair

16th September 2021

4.1.1 Boundary Agreement

It was agreed that Quattro plan 6255-C-1001 should be modified on the southern section as sketched by TL. The blue line aspect was agreed.

ACTION: TL (for all red line plans)

4.1.2 Second Conditional Contract

The red line would be the 1980 conveyance line for the North, East and South, with the western line following the gardens of plots 27, 28, 29, 30 and 31. This would also apply to the TR1 transfer plan.

4.1.3 Conditional Contract and Lease

The conditional contract will only be for the land within the 1980 conveyance, required by the Project Two building site. The eastern boundary must match the western boundary of the second conditional contract and the Northern, Western and Southern boundaries must follow the 1980 conveyance lines. This would also apply to the TR1 transfer plan.

The lease must include the western half of the Boundary Agreement as well as the area for the conditional contract. Using 6255-C-1001 as a base, the southern boundary would be the more southerly of the two red lines, with the more northerly red line omitted. The eastern boundary would be extended south to meet the lower red line. The westerly and northerly boundaries would follow the blue lines (the 1980 conveyance lines).


There was a discussion about how best to present the two red line plans to Two Rivers and their solicitors. The conclusion was that ECLT should offer an extra condition within the main conditional contract to ensure that the Boundary Agreement is completed before the Lease can be completed.

ACTION: TM

4.2 Potential items for additional CHF grant application

TL and LF had been working on an application to the additional CHF grant announced by the government on 9th August. From TL's report, it was agreed to pursue the following items:

1. Severn SAC contribution (£14,322 estimate, TL awaiting SDC confirmation)
2. LEMP (£4,000 estimate, TL to seek tenders)
3. Contingency for architect and engineer (preliminary figure of £5,000 agreed)
4. First Registration (£2,000 estimate: TM to confirm through ECLT solicitor)
5. Boundary Agreement (£5,000 estimate also to be confirmed by TM via solicitor)

Signed by TM, Chair  16th September 2021

Items 4 and 5 represented a change of policy, since Board had previously refused to pay for these items. However, it was felt that the new grants' availability was an opportunity to speed up the legal process. Board directed TL and LF to proceed with an application.

ACTION: LF, TL, TM

4.3 Update on technical items

TL reported that all technical consultants were due to report within the next 10 days. This would allow Board to review all the items for the planning application at the Board of 16th September.

5. Fullers Close grassed areas

This remains unresolved, mainly because key Aster personnel have been on annual leave


ACTION: TL

6. Dates of next meetings

The next meeting dates will be Thursday 16th September at 7.00pm in the village hall and Wednesday 29th September at 7.00pm in the OHMG Community Centre. The latter will be a decision point for submission of planning, targeted for the following day.

Meeting closed at 8.30 pm

**Tom Low, Secretary
September 2021**

Signed by TM, Chair  16th September 2021

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

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