



Eastington Community Land Trust Ltd. (ECLT)

Ninety Sixth Meeting of Board Members

Village Hall at 7.00 pm

Thursday 19th August 2021

Minutes

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

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

Declarations of Interest: none

Members or Public Attending: None

- Approval of Minutes**

The minutes of Board Meeting of 5th August 2021 were approved and signed by MB

- 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 reported that 2 tenders had been received and scrutinised by AB. AB confirmed that the two tenders, valued at £1,850 and £2,500 respectively, were for identical specifications.

Board delegated TL/AB to choose the lowest viable tender (currently £1,850) once the expected third tender had been scrutinised. (*secy note: third tender was £8,500 and so APS of Bristol were appointed 26th August*).

- 3.3 Two Rivers' Lettings Officer**

TL confirmed that Two Rivers' lettings officer could attend a face-to-face meeting with a number of trustees to discuss lettings procedures.

ACTION: TL

Signed by TM, Chair 3rd September 2021

4. Project Two

4.1 Update on legal items

4.1.1 Boundary Agreement

TM reported that this had been drafted and sent to the landowners' solicitor for comments. Plans still needed to be prepared for the boundary agreement, transfer and lease, which Quattro should be able to produce.

ACTION: TL

4.1.2 Second Conditional Contract

TL and LF confirmed that the proposed deposit of £6,000 could be covered from Budget 1000 and Board agreed that the draft of 10th August could be released to the landowners' solicitor (*secy note: achieved 31st August*).

4.1.3 Conditional Contract and Lease

Further to Minute 4.1 of 95th Board meeting, TM explained that Two Rivers still had difficulty with clauses 3.3/3.5 in the contract (i.e. the additional ECLT termination right) and so he recommended that these clauses be removed in the event their inclusion is the only issue holding up completion.

In return, TM recommended that ECLT insist that clause 3.5 remains in the Lease (i.e. notice to repair clause) to ensure that ECLT maintained sufficient oversight over the boundary structures in the lease. JJ advised that the demise plan needed to take into consideration the highway boundary and hedge/ditch responsibilities.

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 23rd August*).

4.2 Update on technical items

Final Engineering drawings had been issued and an A1 version was made available for Board scrutiny. TL pointed out the salient changes:

- Tree root protection zones now added
- Southern boundary bund replaced by a 1 metre wall to avoid impinging on tree roots
- Visibility splays added for 20 mph viewing by large vehicles
- Car spaces for plots 3 to 9 spread on the advice of the Highways consultant.

The only item that required action was to consider the colour of window headers which Board asked to remain as red for the red-brick houses and blue for the buff-brick houses. (*secy note: notified 23rd August*)

Signed by TM, Chair 3rd September 2021

5. Fullers Close grassed areas

Despite contacting Aster at several levels, TL had not had a satisfactory response as to when, how and by whom grass cutting was to be implemented. Indications from the LEMP and minutes of site meetings indicated that Carters were responsible for the warranty period of 12 months. Agreed to keep pressing Aster for action and clarity.

ACTION: TL

There was a discussion about the suitability of the wildflower planting in the orchard area, which will eventually be ECLT's maintenance responsibility. The LEMP states that it should be wildflowers and so changing this would require SDC approval. As a compromise it was agreed to keep the path edges and table-surrounds clear by 1 metre by strimming in future years, to improve access as well as appearance.

A further discussion on a possible fencing of the attenuation pond concluded that this was Aster's responsibility and specifically that their Estates Department must draw up a risk analysis to support any proposal.

6. **Dates of next meetings**

The next meeting dates will be Thursdays 2nd and 16th September at 7.00pm in the village hall. TM flagged that additional, short meetings may be required to review documents if everything were to be approved in time for submission of a planning application by 30th September.

Meeting closed at 8.22 pm

Tom Low, Secretary

August 2021

Signed by TM, Chair 3rd September 2021

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