



Eastington Community Land Trust Ltd. (ECLT)

102nd Meeting of Board Members

Village Hall at 7.00 pm

Thursday 4th November 2021

Minutes

1. **Attendance:** Tom Morrison (Chair) (TM), Alan Brasier (AB), Tom Low (Secretary) (TL), Lynne Farnden (Treasurer) (LF), Martin Elliot (ME). **Also quoted:** Terri Hibberd (2RH) (TH)

Apologies: Cllr John Jones (JJ), Muriel Bullock (Vice Chair) (MB) Kathy Cropton (KC), Anthea McCann (AM).

Declarations of Interest: none

Members or Public Attending: None

2. **Approval of Minutes**

The minutes of Board Meeting of 21st October 2021 were approved, to be signed by MB.

3. **Financial and Administration Report**

- 3.1 **Invoices**

There were no invoices, the balance after all cheques have cleared was £38,771.22.

- 3.2 **Update on Additional CHF Grant**

LF reported that Locality had fully paid our £33,189 grant on 15th October. This must be spent by 31st March 2022.

- 3.3 **Update on SDC funds for Project Three**

TL reported that Pippa Stroud had accepted and approved our invoice, which was now in the SDC creditor system. (*secy note: received 8th November*)

- 3.4 **Feedback from Internal Audit October 22nd**

AB stated that all accounts had ben in order and thus ready for the annual Independent Examination. TL reported that the only recommendation from the Annual Internal Audit was that LF should seek to convert our cheque signing to electronic double approval, now available with HSBC.

Signed by TM, Chair November 2021

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

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3.5 Annual Independent Examination of Accounts

LF confirmed that the Annual Independent Examination would take place on 6th December and that the Examiners fee would be the same as last year (£309 inc. VAT).

TM noted that this implied the AGM would be in January 2022 (either 6th or 20th).

4. Project Two

4.1 Update on legal items

4.1.1 Boundary Agreement

TM reported that one Insurance premium for the Boundary Agreement had been received in the sum of nearly £8,000. TL and LF confirmed that this was beyond any budget expectations and so some source of fund needed to be sought

ACTION: TM, TL, LF

TL had obtained an overlay of the masterplan on the Boundary Agreement land, which showed that only the attenuation pond outflow fell inside that land. Quattro had researched a modified outlay which fell inside the southernmost corner of the 1980 Agreement land, which 2RH were now considering. (*Secy note: accepted by 2RH on 5th November*).

TL requested that Trustees approved any minor expenditure involved with producing a comprehensive plan to support the Boundary Agreement, which was approved. With this available, TM agreed that there was no reason why the Landowners' solicitor could not pursue this matter immediately.

ACTION: TL

TL also reported that an item had been placed on the Parish Council Agenda to consider whether to appoint a solicitor to handle the Boundary Agreement and TL would speak to this item on November 11th.

4.2.1 Conditional Contract and Lease

There had been considerable e-mail activity between 2RH solicitors and ECLT's in the last few days, indicating that both felt there was very little left to resolve.

ACTION: TM, TL to monitor

4.2 Update on technical items

Apart from the implications of the adjustment of the attenuation pond outflow at 4.1.1 above, there was nothing to report.

4.3. Planning Application

TM recommended that Board should await more progress on legal matters before authorising the planning application. This was approved.

Signed by TM, Chair November 2021

4.4 Meeting with Two Rivers' Lettings manager

No meeting was expected until January 2022.

5. Fullers Close grassed areas

At the time of the Board, the Aster GM contractor had not cut any grass. *(secy note: Sam Hale of aster notified TL on 5th November that a new contractor was to visit site on November 9th)*

6. Date of next meeting

The next meeting dates will be Thursday 18th November at 7.00 pm at the Village Hall. TM tendered provisional apologies.

Meeting closed at 7.50 pm

Tom Low, Secretary

November 2021

Glossary

2RH	Two Rivers Housing Association
CHF	Community Housing Fund – source of government grant run by Locality
DAS	Design and Access Statement (Overview planning document)
DEFRA 3.0	Spreadsheet tool for evaluating environmental gain/loss
EPC	Eastington Parish Council
ha	hectare, about 2 acres or two football pitches
GCC	Gloucestershire County Council
GM	Ground Maintenance (Aster or 2RH)
LEMP	Landscape and Ecology Management Plan
S 106	Section 106 – legal document between SDC, ECLT and 2RH, mainly on lettings and local/family connections
SDC	Stroud District Council

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