



Eastington Community Land Trust Ltd. (ECLT)

103rd Meeting of Board Members

Village Hall at 7.00 pm

Thursday 18th November 2021

Minutes

1. **Attendance:** Muriel Bullock (Vice Chair) (MB) Kathy Cropton (KC), Anthea McCann (AM), Alan Brasier (AB), Tom Low (Secretary) (TL), Lynne Farnden (Treasurer) (LF), Martin Elliot (ME), Cllr John Jones (JJ).

Apologies: Tom Morrison (Chair) (TM).

Chair: in TM's absence, MB chaired.

Declarations of Interest: none

Members or Public Attending: None

2. **Approval of Minutes**

The minutes of Board Meeting of 4th November 2021 were approved, to be signed by TM.

3. **Financial and Administration Report**

- 3.1 **Invoices**

There was one invoice for the Village Hall. The balance after all cheques have cleared was £93,051.22. LF explained that this was due to the receipt of £50,000 from SDC (ring fenced for the Eastern Portion, Budget 1100) and Aster's annual ground rent of £4,784 (unallocated funds in Budget 700).

- 3.2 **ECLT Rules as they apply to winding-up and distribution of assets**

In response to a question at the previous meeting, TL and TM had been looking at whether in the event of ECLT winding up, assets could be transferred to the Parish Council (EPC) or similar local bodies. TL had circulated the relevant Rule A5, which seeks to protect the Asset Lock and TM had looked at the underlying legislation.

TL had sought guidance from GAPTC who did not think our existing Rules would recognise local bodies such as EPC, however, parish councils had to look after all sorts of legacies and gifts and should be able to commit to an Asset Lock.

TM's initial view of the legislation was that it would be very difficult to change ECLT's Rules because of the sanctity of the Asset Lock. It would require an opinion from the FCA if we wanted Rule A5 to include other bodies, without weakening the existing Asset Lock. It was agreed to look at this again in mid-2022.

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

4. Project Two

4.1 Update on legal items

4.1.1 Boundary Agreement

TL reported that EPC had voted to appoint a solicitor to advise them on the Boundary Agreement.

A revised boundary plan had been obtained and TL/TM had discussed improvements to the Boundary Agreement drafting. However, in the light of the progress of the Lease and Conditional Contract, this was being held in abeyance to focus all solicitors on the latter.

ACTION: TL to delay

4.1.2 Conditional Contract and Lease

2RH have now agreed to pay the insurance premium, whilst ECLT will waive the first 18 months of the Ground Rent. This had been agreed in principle by Trustees by way of an e-mail vote on 17th November. Points of drafting remain but this was the last significant hurdle to agreement with 2RH.

ACTION: TM, TL to monitor

4.1.3 Second Conditional Contract

Board noted that this must also be brought back into focus to ensure it moves in parallel with the Lease.

ACTION: TL to prompt solicitor

4.2 Planning Application

TL asked that trustees be prepared to vote by e-mail for submitting the application, should legal progress be sufficient prior to the next meeting. This was approved.

5. Project One

5.1 Fullers Close grassed areas

AM and KC reported that a first cut had been undertaken, which had made the grassed areas more presentable. Significant work remained to remedy the sward and the pathways.

TL confirmed that Aster were taking 100% responsibility for the grassed areas and would be reviewing with ECLT what remedial work would be required before ECLT would accept handover. It was expected that handover would not take place until late Spring 2022.

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

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

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5.2 Aster/Carter procedures for End of Defects (EOD)

EOD takes place 12 months after Practical Completion and the likely dates for that review would be 1st and 2nd December. TL circulated the letter and checklist Aster will send to all tenants, who have the opportunity to list any items outstanding. Each house will be visited by Aster and Carters to agree remaining defects and actions to remedy them.

ECLT have been invited to attend EOD but TL recommended that we only attend the final review meeting. This was agreed and AM and KC indicated they would attend, diaries permitting. ME volunteered to be a substitute.

ACTION: Aster to confirm dates

6. Date of next meeting

The next meeting date will be Thursday 2nd December at 7.00 pm at the Village Hall. AM tendered apologies.

7. Date of 2020/2021 AGM

Agreed as Thursday 20th January 2022 at 7.00 in the Village Hall.

Meeting closed at 7.38 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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