



Eastington Community Land Trust Ltd. (ECLT)

101st Meeting of Board Members

Village Hall at 7.00 pm

Thursday 21st October 2021

Minutes

- Attendance:** Muriel Bullock (Vice Chair) (MB) (Chair of this meeting in absence of TM), Cllr John Jones (JJ) Alan Brasier (AB), Tom Low (Secretary) (TL), Lynne Farnden (Treasurer) (LF), Kathy Cropton (KC), Anthea McCann (AM). **Also quoted:** Terri Hibberd (2RH) (TH)

Apologies: Martin Elliot (ME), Tom Morrison (Chair) (TM).

Declarations of Interest: none

Members or Public Attending: None

- Co-option of Trustees**

MB welcomed KC and AM, who were co-opted as Tenant Trustees under Rule D5. Both will stand for election for the usual three-year term, at the up-coming AGM.

- Approval of Minutes**

The minutes of Board Meeting of 7th October 2021 were approved and signed by MB.

- Financial and Administration Report**

- Invoices**

There were no invoices, the balance after all cheques have cleared was £5,582.22.

- Update on Additional CHF Grant**

TL and LF reported that Locality had fully approved our application and money would be delivered electronically.

LF had created new budget heads to ring-fence these funds under Budget 1200 Locality 21.

- 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.

LF had created a new budget head to account for Project 3 Capital, Budget 1100. Thus Budget 1000 for Project 3 would only have revenue budgets and expenditure.

Signed by MB, Chair of this meeting November 2021

5. Project Two

5.1 Update on legal items

TL reported that he had had to prompt Terri Hibberd (TH) over the lack of response from 2RH solicitors. A full e-mail was subsequently received by our solicitor on 22nd October.

ACTION: TM/TL to monitor

5.2 Update on technical items

5.2.1 Landscaping Responsibilities

TL had a quotation for provision of the footpath at £7,000. However, TH confirmed that 2RH would regard both the footpath and the wildflower meadow as “main contract” items. ECLT would not have to pay the capital costs but would have to maintain after the 12-month warranty period.

5.2.2 Highways access report

Trustees discussed the implications of the Highways Consultant’s recommendations for warning signs on Snakey Lane. It was agreed that TL would write to the Parish Clerk to point out the recommendations and invite Parish Council to implement the recommendations as soon as practicable.

ACTION: TL

5.3. Planning Application

TM recommended by e-mail that Board should await more progress on legal matters before authorising the planning application.

It was agreed to reconsider the application at the next Board Meeting.

5.4 Meeting with Two Rivers’ Lettings manager

MB had made contact through TH with Ian Rawlings but a date had yet to be set.

ACTION: MB

6. Fullers Close grassed areas

Samantha Hale (SH) had reported that the Aster GM manager had been off with Covid-19 but was now back. The job is being contracted out. (*Secy note: as of 31st October, the Aster GM contractor had not cut any grass*).

ACTION: SM

Signed by MB, Chair of this meeting November 2021

TL reported a conversation with TH, confirmed by other Building Surveyors, that Contractors frequently behaved in this negligent manner. Our learning from this will be that TH will deploy 2RH's own direct labour force GM team for the landscaping elements, including the wildflower meadow. They will take responsibility for the planting and the 12-month warranty period.

2RH GM team will then continue to maintain all common grassed areas in the western portion and ECLT will maintain the wildflower meadow in the eastern portion.

7. Date of next meeting

The next meeting dates will be Thursday 4th November at 7.00 pm at the Village Hall.

Meeting closed at 8.00 pm

Tom Low, Secretary

October 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

Signed by MB, Chair of this meeting November 2021

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

Reg. address: Hazel Cottage, Millend, Eastington, Stonehouse, Glos. GL10 3SF, www.eastingtonclt.ltd, 01453 823425