



## Eastington Community Land Trust Ltd. (ECLT)

### 104<sup>th</sup> Meeting of Board Members

Village Hall at 7.00 pm

Thursday 2<sup>nd</sup> December 2021

### Minutes

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

**Apologies:** Kathy Cropton (KC), Cllr John Jones (JJ).

**Declarations of Interest:** none

**Members or Public Attending:** None

- Approval of Minutes**

The minutes of Board Meeting of 18<sup>th</sup> November 2021 were approved and signed by MB.

- Financial and Administration Report**

- 3.1 Invoices**

There was one invoice for the Village Hall approved between meetings. The balance after all cheques have cleared was £92925.22.

- Project Two**

- 4.1 Update on legal items**

TM reported that the landowners' solicitor had expressed a wish to exchange contracts before Xmas, which was a constructive attitude, matching ECLT's ambitions.

- 4.1.1 Conditional Contract and Lease**

TM announced that 2RH had agreed all outstanding points as of six hours prior to this meeting. This included agreeing that the Rent Review date would remain at 5 years from Practical Completion. Responding to LF, TM confirmed that all final documents would be circulated to Trustees prior to approval and signing.

Reflecting the positive attitude of the landowners' solicitor, drafts had been released to him on November 30<sup>th</sup>.

Signed by TM, Chair ..... December 2021

#### **4.1.2 Second Conditional Contract**

Drafts released to landowners' solicitor in line with 4.1.1

TM explained that there were certain rights we would seek to include in the Transfer, over the Project Two land. This was not likely to be contentious but was a necessary detail to be resolved.

**ACTION: TM to monitor**

#### **4.1.3 First Registration**

TL confirmed that this was now underway but it was a secondary priority to 4.1.1 and 4.1.2 since it did not constrain the application to planning.

#### **4.1.4 Boundary Agreement**

TL had obtained a fully coloured plan of the boundary area and TM had improved the drafting of the Agreement. Since this could be pursued after planning had been submitted, TL and TM were not releasing these re-drafts to any solicitors until January at the earliest.

#### **4.2 Planning Application**

Taking account of the significant agreement with 2RH and the positive attitude of the landowners' solicitor, it was decided to submit the planning application no later than 8<sup>th</sup> December. Soundings would be taken with the landowners' solicitor in the meantime, to gauge his reactions to the several drafts now released to him.

This would be by e-mail vote on 8<sup>th</sup> December, based on updates from TM/TL.

Quattro stand ready to activate the application details within 24 hours of an ECLT decision. All the files are sitting in the on-line Planning Portal.

**ACTION: TM, TL to monitor**

#### **5. Project One**

##### **5.1 Fullers Close grassed areas**

It was TL's intention to wrap the remedial process for the grassed areas into the Endof Defects agreement (see 5.2 below).

##### **5.2 Aster/Carter procedures for End of Defects (EoD)**

TL reported that the EoD inspections had been postponed to December 7<sup>th</sup> and 8<sup>th</sup> which implied the "wash-up" meeting would be late on Wednesday 8<sup>th</sup>. TL and AM would attend as a minimum with KC, schedule permitting. Date, time and venue remained to be decided.

**ACTION: Aster to confirm dates**

Signed by TM, Chair ..... December 2021

**6. Date of next meeting**

The next meeting date will be Thursday 16<sup>th</sup> December at 7.00 pm at the Village Hall. TM tendered apologies.

**Meeting closed at 7.28 pm**

**Tom Low, Secretary**

**December 2021**

## **Glossary**

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

Signed by TM, Chair ..... December 2021

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

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