



Eastington Community Land Trust Ltd. (ECLT)

105th Meeting of Board Members

Conducted by ZOOM from 7.00 pm

Thursday 16th December 2021

Minutes

- Attendance:** Muriel Bullock (Vice Chair) (MB), Anthea McCann (AM), Alan Brasier (AB), Tom Low (Secretary) (TL), Cllr John Jones (JJ), Martin Elliot (ME).

Apologies: Tom Morrison (Chair) (TM), Kathy Cropton (KC), Lynne Farnden (Treasurer) (LF).

Chair: in the absence of TM, MB chaired.

Declarations of Interest: none

Members or Public Attending: None

- Approval of Minutes**

The minutes of Board Meeting of 2nd December 2021 were approved and signed by MB.

- Financial and Administration Report**

- 3.1 Invoices**

There were no invoices. (*secy note: invoices for the accountant and the solicitor were passed by e-mail on 22nd December, giving the balance after all cheques have cleared as £91,476.22*).

- 3.2 Approval of Draft Accounts for 2020/2021**

TL introduced the draft accounts as prepared by the Independent Examiner, which showed a technical loss for the year and a prospective tax rebate. AB queried why trustees were referred to as "directors", which is due to ECLT being a limited company.

The accounts were approved for presentation to the wider Membership at the AGM on 20th January 2022.

- Project Two**

- 4.1 Update on legal items**

TL reported that overall, our ambition to exchange contracts before Xmas was fading. (*secy note: the landowners solicitor notified all parties on 20th December that he expected exchange to take place in March 2022*).

Signed by MB, chair of this meeting January 2022

4.1.1 Conditional Contract and Lease

The landowner's solicitor has raised several queries on the conditional contract, after a delay of three weeks. There will be no time for 2RH to review and respond before January. TM's opinion is that the queries have little bearing on ECLT but are fundamental to 2RH who are likely to push back.

The lease is less contentious.

4.1.2 Second Conditional Contract

Discussions on the draft transfer are on-going with 2RH, although the landowners' solicitor has agreed in principle.

There is an on-going discussion on the linkage of the two contracts (see 4.1.3 below)

ACTION: TM and TL to monitor

4.1.3 First Registration

2RH insisted that the registration be expedited at the Land Registry. *(secy note: registration was completed on 22nd December, alleviating 2RH's concerns over the process and simplifying the conditional contracts).*

4.1.4 Boundary Agreement

The Landowners' solicitor insisted on pursuing this as a part of the contact exchange. Accordingly, TL released the updated draft and fully coloured plan on December 17th. *(secy note: the revised draft was approved in principle by the landowners' solicitor and forwarded to the Parish Clerk on 21st December).*

ACTION: TL to monitor at Parish Council

4.2 Planning Application

It was agreed by e-mail vote on 9th December to proceed with the Planning Application despite the prospect of a delay until March of the exchange of contracts.

It was likely that validation of the application would take until early January, when the 12-week planning process would officially begin.

TL asked for permission to write to all four immediate neighbours, which was granted, along with the suggestion that OHMG and the Parish Council be added to the list of courtesy letter recipients.

ACTION: TL

Signed by MB, chair of this meeting January 2022

5. Project One - Aster/Carter procedures for End of Defects (EoD)

AM reported on her experiences as a tenant, which was that the inspections had been 20-30 minutes per tenant and that comment forms had been circulated in advance, as promised.

TL attended the conclusion of the EoD inspections, where Aster representatives commented that all properties had been very well looked after, perhaps their best inspection in 2021.

A list of defects would be produced once agreed with E G Carter, of which ECLT would receive a courtesy copy. ME asked when the remaining defects would be undertaken and TL indicated that this would be early in January. TL explained that Aster don't release the final 2.5% Retention until all items on the defects list are completed.

The grassed areas will not be accepted until Spring 2022. Aster confirmed that E G Carter would be rectifying the poor state of the sward.

ACTION: TL to monitor

6. Date of next meeting

The next meeting date will be Thursday 6th January 2022, expected again to be on ZOOM, from 7.00 pm.

Meeting closed at 7.23pm

Tom Low, Secretary

December 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 January 2022