



Eastington Community Land Trust Ltd. (ECLT)

106th Meeting of Board Members

Conducted by ZOOM from 7.00 pm

Wednesday 19th January 2022

Minutes

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

Apologies: Lynne Farnden (Treasurer) (LF).

Declarations of Interest: none **Members or Public Attending:** Nicola Rowlings (NR).

- Changes in Board Membership**

TM welcomed NR as a prospective member. She and her husband Tim Crane (TC) will apply for trusteeship at the AGM on 17th February. NR and TC are known to three trustees and NR explained their interest in serving on the Board. The remaining trustees present introduced themselves.

AL has resigned for work-related reasons after 5 years of service on the Board and the predecessor Steering Group. TM thanked her for her work on Project One, particularly over lettings and tenancy negotiations with Aster Homes. KC will not be applying for a full term as Tenant Trustee, for family reasons, having been co-opted in 2021.

- Approval of Minutes**

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

- Financial and Administration Report**

- 4.1 Invoices**

There was one invoice for Anthony Collins Solicitors, which was approved on condition that TL provide an update on spend versus estimate (*secy note: only £450 remains of the original estimate so a revised estimate will be sought*).

The balance at bank after this cheque has cleared would be £90,096.22.

Signed by TM February 2022

4.2 Annual Return (AR30) to the Registrar (FCA) for 2020/2021

The Board noted that TL had completed and TM vetted the AR30 and that it had been approved by the FCA. As with the Accounts, the AR30 is available on the ECLT website.

5. Project Two

5.1 Update on legal items

TM reported that, despite progress on several documents, the expected date for exchange of contracts was no earlier than March 2022.

A comprehensive update was provided in advance of the meeting.

5.1.1 Conditional Contract and Lease

The landowner's solicitor is pushing for the Longstop Date in the conditional contract to be reduced to 6 months, from 3 years. 2RH had offered 30 months and are likely to resist significant reduction. ECLT are not directly involved.

The Board noted that recent changes to Homes England's capital lending required a Lease Term of 990 years. TM and TL had scrutinised this and have found that there are no exceptions. TL to inform 2RH that ECLT recognises the need to move from 250 years to 990.

ACTION: TL

5.1.2 Second Conditional Contract

There is an on-going discussion on the linkage of the two contracts (see 5.1.3 below)

ACTION: TM and TL to monitor

5.1.3 First Registration

Registration of the field was completed on 22nd December 2021, alleviating 2RH's concerns over the process and simplifying the conditional contracts. The new HM Land Registry title number is GR460096.

5.1.4 Boundary Agreement

The revised draft was approved in principle by the landowners' solicitor and forwarded to the Parish Clerk on 21st December 2021.

ACTION: TL to monitor at Parish Council

5.2 Planning Application

JJ reported that he had chased John Chaplin of SDC on the validation. (*secy note: application S.21/3014/FUL was validated on 21st January 2022*)

Signed by TM February 2022

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

TL had chased Sam Hale of Aster but had no response since the inspection in December. AM reported plenty of activity from Carters around various properties in the Close.

ACTION: TL to monitor

7. Date of next meeting

The next meeting date will be Wednesday 2nd February 2022, expected again to be on ZOOM, from 7.00 pm. The AGM on 20th February will be in the Village Hall, allowing members to view large scale plans and street scenes.

Meeting closed at 7.39 pm

Tom Low, Secretary

January 2022

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 TM February 2022

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