



Eastington Community Land Trust Ltd. (ECLT)

108th Meeting of Board Members

Village Hall 7.00 pm

Thursday 17th February 2022

Minutes

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

General Members Attending: Nicola Rowlings (NR), Tim Crane (TC), John Morris, Peter Bray (PB), Helen Whitehead, Mark Whitehead.

Apologies: Lynne Farnden (Treasurer) (LF), Cllr John Jones (JJ).

Declarations of Interest: TL for item 3.1

Questions from members: TM invited members to ask questions throughout, albeit they could not vote.

2. **Approval of Minutes**

The minutes of Board Meeting of 2nd February 2022 were approved and signed by MB.

3. **Financial and Administration Report**

- 3.1 **Invoices**

There was one invoice for Quattro Architects and an expense claim from TL which were approved. TM explained that the projector screen purchase by TL had been approved under Financial Regulation 4.1, being both under £500 and good value at a second-hand price. Cheques were signed by TM and MB. The balance at bank would be £86,252.32 once all cheques cleared.

- 3.2 **Update on expenditure on CHF Grant**

TL had provided a report to Trustees in advance and explained the purpose of the CHF grant to general members. PB asked how much of the £33,189 grant had been spent and/or committed, which TL explained as £7,596 spent, £5,000 committed and £1,200 out to tender. The balance was dependent on the Planning decision, which was a problem with the grant having to be spent by 31st March 2022.

Signed by TM Chair of this meeting March 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

It was proposed that a Variation Request be sent to Groundworks (CHF administrating agency) to move some potential underspent budgets in consultancy reports to increase the legal budget, which Trustees approved. Trustees also noted that Groundworks were asking for any overall underspend to be returned as soon as possible and TL would have to bring this item back for further review at the next meeting.

ACTION: TM and TL to monitor

4. Project Two

4.1 Update on legal items

It had been hoped to bring drafts of all contracts for Trustees to start scrutiny but TM explained that some last-minute proposed changes by Two Rivers made that difficult at this meeting. TM confirmed that none of the recent proposals created material or significant commercial issues and the matters would be brought back at the next meeting.

ACTION: TM and TL to monitor

4.2 Planning Application

TM explained that good progress had been made with most consultees, as TL's circulated report detailed. Two main areas of concern were Acoustics (there remained some discussion on the monitoring of sound levels in gardens) and a series of items from National Highways.

TL listed the concerns of National Highways and also the fact that 90% of these were already answered in plans and reports provided, had National Highways fully examined the application. TM explained that National Highways had imposed a 6-month delay on the planning decision, which he and TL considered unnecessary given the nature of the queries raised and the answers already available. ECLT had however learned from Project One that this was a part of the planning process that had to be endured.

TL reported that Quattro were seeking a face-to-face meeting with SDC planners which had not been possible on Project Two because of Covid -19 protocols. It was hoped that the Acoustics and other minor matters under SDC's control could be concluded at this meeting.

Quattro also expected a comprehensive response to National Highways to be ready within a week and TM expressed the hope that such swift action would encourage National Highways to reconsider or at least vary their six-month embargo.

ACTION: TL to monitor with Quattro

4.3 Feedback from Parish Council of 9th February

TM reported that ECLT had been unanimously supported by Cllrs, which resulted in a strong approval comment from the Clerk to SDC Planning.

Signed by TM Chair of this meeting March 2022

4.4 Update on the LEMP tender

TL had briefed AM and ME on the process of judging the tenders and four consultants had agreed to bid. To date, a bid of £1,200 and another of £3,300 had been received and the closing date for bids was 21st February. A report and recommendation would be circulated by e-mail after AM, ME and TL had read all four bids.

ACTION: AM, ME, TL

4.5 Date for Public Drop-in

It was agreed to postpone consideration until the next meeting.

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

TL still had not received clarity on the actions required for the grassed areas. There was very good progress on rectifying the majority of defects, including the installation of a fence to separate number 23 from the orchard land, as AM reported.

ACTION: TL to monitor

6. Date of next meeting

The next meeting date will be 3rd March 2022 at 7.00 pm in the Village Hall.

Meeting closed at 7.40 pm

Tom Low, Secretary

February 2022

Signed by TM Chair of this meeting March 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.eastingtoncilt.ltd, 01453 823425