



Eastington Community Land Trust Ltd. (ECLT)

118th Meeting of Board Members

Village Hall 7.00 pm

Thursday 4th August 2022

Minutes

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

Apologies: Nicola Rowlings (NR)

Declarations of Interest: none

- Approval of Minutes**

The minutes of Board Meeting of 21st July 2022 were approved and signed by MB, chair of that meeting. TM also signed the minutes of 7th July, already approved.

- Financial and Administration Report**

- 3.1** There were no invoices for consideration.

- 3.2 Update on method of accounting for SDC grant**

TM reported that, following conversations with our Independent Examiner of Accounts, it was now proposed that the £50k grant from SDC be regarded as deferred income. The SDC grant specifies a Term of 7 years and so our income will be regarded as £7,143 per annum from the date of the Deed of Grant, April 2021. Trustees approved this treatment.

- Project Two**

- 4.1 Update on exchange of contracts**

TM confirmed that Exchange appeared very close now, with only minor matters to be sorted out. Accordingly, all documents had been circulated on-line. TC had a number of queries which led to a round table discussion, with TM resolving all queries bar one. TC required a better understanding of the inter-relationship of key events, for which TL had a Gantt Chart.

ACTION: TL to visit TC and NR

TL asked that all Trustees read the contracts so as to be ready to approve their signature imminently. TM would respond to queries and TL would print hard copies if requested.

ACTION: ALL Trustees

Signed by TM, Chair 2022

4.2 Update on S 106

Following the discussion with Terri Hibberd (TH) at the previous Board, a revised Sales Plan had been received. There was a fuller explanation of Homes England's definition of Military Personnel.

There was an extensive discussion about clarity of priorities which concluded that minute 5.2 from Board 117 remained Trustees view:

- Top priorities would be the same Local Connection cascade as for Social Rented tenants
- Within that, priority would be given to serving members of the Armed Forces (TH to check with Homes England's regulations)
- Otherwise, date of registration with the Help-to-Buy Agent would be decisive (all financial viability factors being satisfactory)

It was resolved to await a revised draft from 2RH's solicitor.

4.3 Progress on planning application

TL reported National Highways had responded on August 3rd and that 4 of the 5 remaining issues had been resolved. The remaining problem was drainage, where it appeared that Nat Highways thought we were planning to connect directly into their asset. The Architect had been contacted and the Engineer would be available to consider this on August 5th. The response would be made by Richard Fellows, who is a full partner at Quattro, directly to National Highways.

ACTION: TL to monitor

5. Date of next meeting

The next meeting was agreed as 18th August 2022 at 7.00 pm in the Village Hall. NR, TC and TM gave apologies, with AM also a possible absentee.

Meeting closed at 8.40 pm

Tom Low Secretary

August 2022

Signed by TM, Chair 2022