



Eastington Community Land Trust Ltd. (ECLT)

120th Meeting of Board Members

Village Hall 7.00 pm

Thursday 1st September 2022

Minutes

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

Apologies: Tom Morrison (Chair) (TM), Nicola Rowlings (NR), Tim Crane (TC),

Declarations of Interest: none **Chair:** MB chaired the meeting in the absence of TM

- Approval of Minutes**

The minutes of Board Meeting of 18th August 2022 were approved and signed by MB.

- Financial and Administration Report**

- 3.1 Invoices**

There was one invoices for consideration, leaving a bank balance of £66,619.71.

- 3.2 Feedback from Q3 Internal audit**

AB reported that He and TL had conducted a satisfactory audit, save for the recommendation to transfer to on-line payments, which LF now has underway.

- 3.3 Update on research work by Chloe Smith**

LF and TL had conducted an interview with student Chloe Smith who said she had had good responses to her requests for questionnaires. It was reassuring that all her respondents had been aware of ECLT. Chloe's dissertation will be available to the Board later in the year.

- Project Two**

- 5.1 Update on exchange of contracts**

TL reported that our solicitor still had only one query outstanding on the Eastern Portion contract and was awaiting the landowners' solicitor's return from holiday.

ACTION: TL to sign when available

Signed by MB, chair of this meeting 2022

5.2 Update on S 106

2RH had returned the draft S 106 with all of ECLT's amendments to the Shared Ownership cascade accepted. There was no mention of Military Personnel and so TL shared proposed changes which our solicitor would incorporate in the cascade section.

TL explained that, assuming 2RH accepted these improvements, the draft S 106 could be reverted to SDC, who have not seen any of the recent changes yet. Providing SDC approved the changes made by 2RH and ECLT, the final draft would be sent to the landowners' solicitor. ME asked if this could be done in parallel with SDC's scrutiny but TL explained that the current draft was complex and it would be less contentious to send out the final clean draft agreed by SDC, ECLT and 2RH.

TL further explained that the landowners are signatories to the S 106 but have no legal obligations because the operative date of the S 106 will be start-on-site, by which time ECLT would be the landowners.

ACTION: TL to chase

5.3 Progress on planning application

National Highways have come back with agreement to most of our last set of responses, with two minor points outstanding, to which our engineer has constructed answers. JJ was asked to keep in touch with SDC's planners to ensure they were progressing matters assiduously.

ACTION: JJ and TL to monitor

6. Date of next meeting

The next meeting was agreed as 15th September 2022 at 7.00 pm in the Village Hall.

Meeting closed at 7.35 pm

Tom Low Secretary

September 2022

Signed by MB, chair of this meeting 2022

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

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