



Eastington Community Land Trust Ltd. (ECLT)

123rd Meeting of Board Members

Village Hall 7.00 pm

Thursday 17th November 2022

Minutes

- Attendance:** Tom Morrison (Chair) (TM), Muriel Bullock (Vice Chair) (MB), Anthea McCann (AM), Lynne Farnden (Treasurer) (LF), Alan Brasier (AB), Tom Low (Secretary) (TL), Martin Elliot (ME), Nicola Rowlings (NR).

Apologies: Tim Crane (TC), Emma Pickernell (EP), Cllr John Jones (JJ).

Declarations of Interest: none

- Approval of Minutes**

The minutes of Board Meeting of 3rd November 2022 were approved and signed by AB.

- Financial and Administration Report**

- 3.1 Invoices**

There were no invoices for consideration, leaving a bank balance of £66,498.71, prior to October's bank charges.

- 3.2 External Examination of Accounts**

The Draft Accounts had been received and printed sets were handed out to all Trustees, for review at the next Board.

ACTION: ALL

- 3.3 Review of Insurance Renewal Questionnaire**

Item postponed to next meeting.

ACTION: LF

- 3.4 Annual Review of Financial Regulations**

There were no changes required by Trustees.

- 3.5 Annual Review of Risk Register**

Following a discussion, the spreadsheet produced by TL was approved.

Signed by TM, chairman 2022

4. Project Two

4.1 Update on exchange of contracts

TM reported that the Lease would have to be modified to include access rights for 2RH to the Ecological Area.

There was a discussion about the implications of this late change and it was agreed to honour the purchase price of the Eastern Portion. TL to provide a suitable form of words for ECLT's solicitor to use when conveying this change to the Landowners' solicitor. *(secy note: revised draft Lease sent 23rd November)*

4.2 Update on S 106

The S 106 draft had been circulated in full and there were no points arising from Trustees about the cascades.

TM described an anomaly in the description of the Ecological Area, for which he had provided suitable changes. *(secy note: revised draft sent to 2RH's solicitor 21st November)*

4.3 Progress on planning application

National Highways have come back with agreement on all items, including the drainage issues. SDC are awaiting a formal letter dismissing the 6-month embargo imposed by National Highways, whereupon SDC will issue a full list of draft Conditions. *(secy note: full clearance in writing from National Highways received 22nd November)*

5. Date of next meeting

The next meeting was agreed as 1st December 2022 at 7.00 pm in the Village Hall. Advance apologies from JJ.

Noted that there will be a visit from Nailsworth CLT Trustees to Fullers Close on December 2nd from 11.00.

ACTION: AM, TM, TL

Meeting closed at 7.50 pm

**Tom Low, Secretary
November 2022**

Signed by TM, chairman 2022