



Eastington Community Land Trust Ltd (ECLT)

140th Meeting of Board Members

7.00pm, Thursday 1st August 2024

MINUTES

1. 1:1 Attending: Tom Morrison (TM Chair), Tom Low 9TLO Martin Elliot (ME), Lynn Farnden (LF), Sarah Underdown (SU), Muriel Bullock (MB) Anthea McCann (AM)

1.2: Apologies from Tim Crane (TC) Nicola Rowlings (NR)
1.3: TL flagged 'no District Councillor co-opted onto board. TM also queried if PC want someone to attend ECLT Meetings – MB thought this unlikely at the moment. It was agreed to invite District Cllr Richard Maisey (RM) to join the Board to fulfil the same advisory role that Cllr John Jones performed. [TM has sent formal invitation on 12/8/24]
2. 2.1: Financial & Administration: TL reported only one transaction – Tax has been paid inc £6.71 interest. He reported £7k in bank account, and £55k in savings for the Eastern Portion.

2.2 :TL will book and pay for Village Hall now that we have access to online banking

2.3: Internal Audit TL reported less activity per annum at present. In was agreed that SU & TC would undertake this with TL – date to be arranged.
3. 3.1: Fullers Close Orchard Area: Robin Coates (Contractor) will seed rather than turf this area. He will use some heavier machinery and will tilth it before seeding.

3.2: Land Management: TL says we would only mow the grass and not be responsible for managing the whole area. Aster paid £2.7k to fix initial problems and still have £1k but meadow has not been resolved yet. They will pay for path to be redone but need clarification over the parties' respective obligations going forward. Lease says Aster responsible for hedging & fencing. TL cleared some hedge with Lucy (No. 8) & her children.

Should ECLT do more than mow? TL believes Aster should be responsible for Footpath through Orchard area, but this was ruled out after debate.

3.3: Footpath behind Acoustic Fence: ME asked whose responsibility this is. TL confirmed it is ECLT .

TM believes ECLT should not be responsible for anything other than grass cutting in the Orchard and Meadow, tree management (Orchard) and benches, and that maintenance of external hedges should be taken up with Aster.

3.4 Drainage System: Adoption still outstanding and Leeper Prosser nothing to report as at July 2024. Process should be driven by Aster and STW - TM will follow up and report at next meeting.
4. 2R: Two Rivers has requested a Pre-emption right which would give them priority if we chose to sell to a third party. He said this was a sensible commercial enquiry as it would give Two Rivers a right to take control of the land in the event of a sale.

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

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LF, SU and TL put forward various reasons why 2R should not have priority over other choices listed in Rule A 5.6. The decision was to refuse at the moment.

5. Project 2:
Draft policy of insurance has been issued and TM awaiting comments from Two Rivers lawyers
Statutory Declaration obtained from Susan Price.
TM awaiting confirmation from Two Rivers that the Surveys condition has been satisfied.
Longstop date January 2025 – they need to take lease by then.
Funding in place from Homes England. Landowners waiting. 2R can be asked to move things forward. TM to chase next week.

Shared Ownership, Advertising & Promotion: TL says we need to get things moving.

6. Date of next meeting Thursday 15th August 2024

Anthea McCann August2024

Signed by Tom Morrison, Chair.....

Date.....