



Eastington Community Land Trust Ltd (ECLT)

144th Meeting of Board Members

7.00pm, Thursday 17th October 2024

MINUTES

1. Attending: Tom Morrison (TM Chair), Nicola Rowlings (NR, Secretary) Tom Low (TL, Treasurer), Muriel Bullock (MB), Sarah Underdown (SU).

Apologies: Anthea McCann (AM), Martin Elliott (ME) Tim Crane (TC) Lynne Farnden (LF), Cllr Richard Maisey (RM).

2. Financial and Administration Reports

2.1 General Financial Report

TL reported a balance of £2,834.11 in Current Account and £2,846.22 in Savings Account after payment of Completion monies to Trust Solicitors. TM noted that this included the first of ten instalments of £3,100 to the landowners for the Eastern Portion. In future years, this will coincide with the annual ground rent from Aster for Fullers Close.

This year that ground rent is subject to a quinquennial RPI linked review. An increase of £1,170 per annum, to £5,917 per annum has been proposed to Aster.

2.2 Approval of outstanding Draft Minutes

TM signed the minutes of Meeting 143.

2.3 Sunday Times article for October 13th

Trustees agreed that the centre-spread article in the Homes Supplement of the 13th October put ECLT in a good light and had gained praise from National CLT, Stroud DC and Aster Homes amongst others.

2.4 Extension of Fixed Term Limit for Trustees

NR had planned the necessary actions for week commencing 21st October, for submission to the Registrar.

ACTION: NR

2.5 Feedback from Dr Opher MP on National CLT letter

TM reported a speedy and positive response from Dr Opher, who was coincidentally due to meet the Minister for Housing very shortly. TM had notified this to National CLT, who were grateful.

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

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3. Project 1

3.1 Orchard Area at Fullers Close

The purchase order has been issued and work (1 day for 3 men) is pending on suitable weather.

Monitoring: TL, AM

3.2 Aster Responsibilities

Samantha Hale had not progressed the drafting of the side letter, which was with Aster's solicitors.

TM had had some updates on adoption of pumping station by Severn Trent Water which should bring this to a conclusion soon.

4. Project 2

4.1 Update on Contract Completions

TM had received the engrossments and signed using DocuSign. TL would do likewise (achieved on 18th October). This, together with the Completion monies being transferred successfully to the Trust's solicitor, meant that ECLT's parts of the Completion procedures were ready.

Landowners are due to sign on 25th October, after which all three solicitors will agree Completion by counterparts.

4.2 Update on Builder's activities

TL reported that the Builder had completed the detailed surveying of the southern ditch. They were progressing pre-commencement Planning Conditions with Stroud DC as well as Section Agreements with Highways and other utilities.

2RH had indicated that the Builder would like to rent an area of the Eastern Portion to house portacabins, provide a car park and store materials. Trustees agreed this in principle but TM pointed out that a Licence to Occupy would be needed. The permission of the charge holders would also be required (TM to notify by email) and enquiries made to establish the charge.

ACTION: TL, TM

5. Any Other Business

TL had initiated discussions with 2RH on the design of the site signage. It was agreed that, as well as ECLT's logo, that of sponsors Eastington Parish Council and Stroud District Council would be included. TM led a discussion about the suitability of the ECLT logo and website, neither of which had been reviewed for a decade. It was agreed that the logo remained appropriate and that the website would be kept under review.

ACTION: TL

6. Date of next meeting:

November 6th at 7.00 pm in the Village Hall. Please note: this is a Wednesday

Tom Low, Treasurer, October 2024

Signed by Tom Morrison, Chair Date.....

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