



Eastington Community Land Trust Limited (ECLT)

Nineteenth Meeting of Board Members

Thursday 19th October 2017

at 7.15 pm in the Kings Head House

Minutes

Attendance: Tom Morrison (TM) (Chair), Muriel Bullock (MB) (Vice Chair), Tom Low (TL) (Secretary), Lynne Farnden (LF) (Treasurer), Alan Brasier (AB), Martin Elliot (ME), Karl Hine, Aster (KH), General members Ann Pitcher, Ed Davies

Apologies: Cllr John Jones (JJ), Paul Mannings (PM), Parish Cllr: Mark Chatterley (MC), Alison Loverage (AL), Sharon Wells (SW)

Declarations of Interest: none declared

1. Approval of Minutes of 5th October Board Meeting

Minutes of meeting were unanimously approved and signed by TM.

2. General Members

Noted that the Agenda circulated to Trustees had not been sent to general members

3. Financial report

3.1 There were 4 cheques for approval. LF reported a balance of £17345.51, including the receipt of £7,300 from SDC

3.2 Annual Audit

LF and TL had met with Mrs Morris to initiate the External Audit. Following this, the annual internal audit would be conducted. The AGM would then be scheduled (before 1st April 2018) and the accounts presented for approval by the membership. The approved accounts must be presented to the Registrar, to HMRC and to those grant providers who have so requested.

4. Progress on Legal Matters

4.1 Report on Title and Application for First Registration

TM reported that the vendor's solicitor was now in receipt of the requisite fee and documents which would allow him to commence registration. TM recommended that he chase this again before the next Board.

ACTION: TM

Signed by TM, Chair October 2017

4.2 Conditional Contract and Draft Lease

BPE, our solicitors had provided comments to TM, which have now been passed to TL, Aster's solicitors. TM identified issues for immediate discussion, such as the publicity clause and has asked for a detailed report from BPE on the conditions precedent to be satisfied prior to the contract becoming unconditional. A discussion on the "Financial Viability" condition between TM and KH indicated there were areas for clarification. TM and KH agreed that the easements for road access and flood egress (both with GCC) were time-critical items. Agreed that TM would bring the BPE report on all conditions to the next Board, although he may have several interactions between times.

ACTION: TM (Conditions) KH (GCC)

5. Progress on acoustic modelling – Clarke Saunders Draft

A discussion broadly indicated comfort with the tone and content of the report. TM asked for clarification on the comments on "overheating", AB noted that the barrier was described as "4.2 metre acoustic fence" where he was expecting "bund plus 2.5 metre fence". General feeling was that AB's view held the best aesthetic solution, if that could be accepted by SDC Planning (see minute 7 below). TL and KH to seek our architect's view along with EG Carter's (see minute 6 below)

6. Revised requirement for a Pumping Station

KH reported that EG Carter's, the builders, had looked closely at the recommendation by Intrado that house levels be raised to achieve a gravity-based foul drainage system. EG Carter's conclusion was that raising levels would cost £190,000 and contain several un-quantified risks, compared to £65,000 for a pumping station. Board agreed that the pumping station was an obvious solution.

TL felt the time had come to have a technical conference with our architect and EG Carter, to tidy up decisions on the levels (affecting acoustics as well as location of the pumping station) and the viability of a 3.5 or 4.2 metre fence. These areas would enable a final layout to be defined, to be issued to both the Engineers (Intrado) and the Acoustic Consultants for final reports. This was agreed and KH helped organise a date of Friday 3rd November, 9.00 at the Village Hall.

ACTION: TL, MB, KH

7. Meeting with SDC Planners

TL had secured a date of 24th October for Holly Simkiss and a colleague. Following on from minute 5 above, it was agreed that no detailed reports would be revealed at this stage. We would approach this meeting as an overall review of progress since the original Planning Pre-App meeting six months ago, leaving acoustics as a footnote rather than the first item on the agenda. This included a decision to tackle our acoustic issue via the planners rather than Environmental Health.

ACTION: TL, MB and AB

8. Meeting with Lis Janaway, Aster

LF had agreed a meeting on Tuesday 7th November, to include MB, AL, SW and herself. Details of approach to this meeting would be discussed at the November 2nd Board. LF and MB undertook to meet with SW and AL prior to that to present recommendations to the Board.

ACTION: MB, LF, AL, SW

Signed by TM, Chair October 2017

9. Date of next meeting

Next Board would be on Thursday 2nd November at 7.00 pm with principal business being a report on meeting with SDC Planners, progress on legal matters, progress on annual audit, technical progress towards the 3rd November Conference and preparation for meeting Lis Janaway on 7th November.

Meeting closed at 8.16 pm

CIRCULATION

Board of Trustees **Webmaster:** Ed Davies **General Member attending:** Ann Pitcher
Aster Group Karl Hine (KH) **Parish Council** Cllr Mark Chatterley

GLOSSARY

GCC Gloucestershire County Council
HMRC Inland Revenue
SDC Stroud District Council

Signed by TM, Chair October 2017