



Eastington Community Land Trust Ltd. (ECLT)

Twenty Third Meeting of Board Members

Thursday 18th January 2018

at 7.00 pm in Village Hall

MINUTES

1. Attendance: Tom Morrison (chair) (TM), Muriel Bullock (vice chair) (MB), Lynne Farnden (Treasurer) (LF), Tom Low (Secretary) (TL), Alan Brasier (AB), Ann Pitcher, Edwin Davies, Karl Hine (Aster) (KH),

Apologies for Absence: Martin Elliot (ME), Alison Loverage (AL), Paul Mannings (PM), Sharon Wells (SW), Cllr John Jones (JJ), Cllr Mark Chatterley

Declarations of Interest: there were none

Questions from the members to the Board: there were none but TM invited questions throughout.

2. Approval of Minutes of Special General Meeting of 4th January

The minutes were unanimously approved and signed by TM

3. Financial Report

3.1 Data Protection Course for LF

TM thanked all members for their rapid response to an e-mail vote on LF's proposed attendance, which had been unanimously approved and was now noted formally.

3.2 Approval of invoices

LF presented 3 cheques as circulated which were approved and duly signed by MB and TL.

LF reported the successful receipt of £20,000 from Locality and £2448 from SDC in grant increments, resulting in a balance (after cheques) of £28,826.01

3.3 Updates from previous actions

TL reported that he and LF had met the Independent Examiner and handed over all appropriate documents. There were some outstanding queries regarding the relevance of the 2006 Companies Act which were being pursued by the Examiner.

ACTION: TL

3.4 Report on Budgets and Commitments

The Board noted the report by TL which showed that our grants in-hand exceeded our commitments by £10,000, *provided* planning application was prior to 20th March 2018.

Signed by _____, Chair.....1st February 2018

4. Progress on technical matters

KH and TL reported that technical matters were well in hand. KH was awaiting a minor clarification on drainage details from EG Carter which, upon settlement, would allow plans to support easement drafting to proceed.

ACTION: KH

TL had concerns about the quality of report on Highways' matters (*Secretary's note: KH and TL agreed on 19th January that matters could be resolved by EG Carter producing a drawing of vehicle tracking and TL enhancing the Design and Access Statement*)

ACTION: TL & KH

5. Progress on Legal Matters

5.1 Report on Title – Letter of Reliance

KH reported that his solicitors were consulting their compliance team with regard to including ECLT as a primary addressee on the Report. TM felt that this should be seen as a non-competitive situation for Aster's solicitors. KH confirmed that, *in extremis*, Aster would fund an independent solicitor to verify ECLT's right to rely on the Report on Title.

ACTION: KH

5.2 Conditional Contract and 125-year Lease

TM was disappointed that ECLT's solicitors had only sent a marked-up document to Aster earlier this day. TM and TL had already covered the main issues by teleconferencing with KH before Christmas. From an initial view of ECLT's solicitor's modifications KH reported:

- Break points in the Lease could be reduced to 40 years and thereafter 10 years
- Insurance from date of contract required further scrutiny, which KH would undertake. It was speculated that the sums may turn out to be trivial.
- Ground Rent would be considered further by Aster, following consultation with the builders over phasing of delivery
- The issue of Aster being held to a decision date within a specific date from Planning Permission remained contentious. (*Secretary's note: on 19th January, KH proposed a compromise*).

On the overall issue of returning a new marked-up response, KH felt confident that this would be achieved within a week, to maintain momentum.

ACTION: KH

5.3 Easements

Based on item 4 above, KH felt that progress on these items, principally with GCC Highways, could proceed speedily. TL confirmed that ECLT's architect was on standby to produce the necessary plans. KH explained that he expected GCC to produce legal precedent documents which would be reviewed by Aster's solicitors then by ECLT's solicitors.

ACTION: KH

Signed by _____, Chair.....1st February 2018

6. Website and Annual Report

There were complimentary remarks regarding the upgrade of the website.

TM reported that he felt it would be beneficial to have a professional-looking report of ECLT’s progress in our first year. SW had agreed to help embellish the basic structure of TM’s report to the AGM.

ACTION: TM, SW

7. Any Other Business

TM asked if there were any ideas as to how we could use the space between plot one and the roadside. He suggested using it as a parish site for charging points for electric cars, which had a generally negative response. Board members to consider ideas for a future meeting

ACTION: All

9. Date of next meeting

The next meeting was agreed as 1st February.

Since a principal item had been planned as Lettings and Management policy, KH asked that some of this be postponed to 15th February when he could contribute. He also undertook to check with the builders about phasing of completions, which would have a bearing on initial lettings patterns.

ACTION: KH

TM asked members to consider outside-of-the-box ideas for nominations in the “cascade” such as a priority for armed forces retirees. MB requested and TL agreed that he produce a discussion document in advance of the next meeting, covering both S106 cascade and issues around up-sizing and historic lifetime tenancy expectations

ACTION: TL

MEETING CLOSED at 8.12 pm

Tom Low, Secretary

January 2018

CIRCULATION

Board of Trustees

Webmaster: Ed Davies

General Members attending

Aster Group Karl Hine (KH)

Parish Council Cllr Mark Chatterley

GLOSSARY

FCA Financial Conduct Authority, our regulator

GCC Gloucestershire County Council, including Highways Authority

HMRC Inland Revenue

SDC Stroud District Council

S 106 Section 106 Legal Agreement pursuant to Planning Permission, including Local Connection

Signed by , Chair.....1st February 2018