



Eastington Community Land Trust Ltd. (ECLT)

Thirty Sixth Meeting of Board Members

Thursday 2nd August 2018

at 7.00 pm in Village Hall

MINUTES

1. Attendance Muriel Bullock (vice chair) (MB), Tom Low (Secretary) (TL), Lynne Farnden (Treasurer) (LF), Alan Brasier (AB), Sharon Wells (SW) Alison Loveridge (AL), Cllr Mark Chatterley (MC), Ed Davies

Apologies: Tom Morrison (chair) (TM), Paul Mannings (PM), Cllr John Jones (JJ), Martin Elliot (ME), Karl Hine, Aster (KH). **Declarations of Interest:** There were none.

Questions to the Board: there were none but MB invited contributions throughout

2. Approval of Minutes of Board Meeting of 19th July

The minutes were unanimously approved and signed by TM

3. Financial and Administration Report

3.1 Approval of invoices: There were none. The balance at bank remains £14,759.12

3.2 Quarterly Internal Audit: Due to illness, this was postponed: MB, LF and AB rescheduled the audit for 11th August.

3.3 Budget Implications of Plan B: due to developments with Highways England this item was dropped (see 5.1 below).

4. Lettings and S106

TL reported that Mr Curran had taken the new proposed cascade on board and also updated the draft to accommodate edits and comments by TM. A clean version was received by TL on 3rd August, which would be forwarded to KH.

ACTION TL then KH

5. Progress on Technical Matters

5.1 Access across Highway's England (HE) land.

TL, TM and KH had collaborated on a letter to HE which has resulted in HE agreeing to allow access across their land for an adopted highway. The land would not be sold to ECLT or to GCC Highways but HE would be party to the Section 38 Adoption process. Plan B was therefore not required, saving the project perhaps £50,000.

Signed by MB, Chair of this meeting.....30th August 2018

5.2 Severn Trent (STW) water main

STW engineers visited the site on 30th July and dug three trial pits to check that the pipeline depth was as per ECLT's GPR survey in 2017. EG Carters engineers observed that the depths were between 1.3 and 1.5 metres, which should be more than adequate to avoid a diversion of the pipeline. STW would provide a written opinion within 10 days.

6. Legal Matters

6.1 Conditional Contract, 125-year Lease and Draft Transfer

TM, KH and Aster's solicitors (TLT) had had several communications discussing aspects of termination and buy-back rights to be agreed in relation to the 1954 Act. TM believed that TLT would be providing a further revised drafting but this will have to be cleared by KH upon his return after 20th August. Likewise, KH had not sent the agreed draft to Trowers until the 1954 Act items had been settled

ACTION: KH

TLT had reported a positive response from Red Kite, including the official papers on the landowner's revised ownership details.

Since there would be no movement on legal matters until 20th August, it was agreed to postpone the August 16th Board to August 30th and to retain the September 6th Board to maintain momentum.

6.2 Easements, principally highways access

As reported in 5.1 above, HE had come around to our way of thinking. TL and TM had devised a confirmation letter on 1st August, from which a reply was now awaited.

ACTION: TL

It was noted that if there were any contradiction within HE at a future stage, David Drew MP had been briefed and remained on standby if required.

6.3 Sub-lease to ECO for the orchard grounds

TL had provided KH with a draft copied from ECO's lease with Parish Council at Coneygree. KH had forwarded this to TLT but there were thoughts that this could better be dealt with within the 125-year lease.

ACTION: KH

7. Review of progress towards filing Planning Application.

With the HE-access matters apparently concluded, only the legal documents are awaited. It is hoped that an agreed version of the conditional contract and the 125-year lease could be available by 30th August Board and that a signing procedure can be agreed at the September 6th Board. TL to discuss with KH.

ACTION: KH & TL

Signed by MB, Chair of this meeting.....30th August 2018

8. Date of next meeting

The next meetings were agreed as 30th August and 6th September, both at 7.00 pm in the Village Hall. The main issue will be progress on legal documents.

MB and MC indicated apologies in advance for September 6th and any other September meetings.

MEETING CLOSED at 7.30 pm

Tom Low, Secretary

August 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

GRCC Gloucestershire Rural Community Council, an advisory body

PRoW Public Right of Way, of which route EEA 48 passes along inside ECLT's eastern boundary

SDC Stroud District Council

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

Trowers Trowers and Hamlins LLP, solicitors to Aster for funding matters in particular

TLT Solicitors to Aster Homes

Red Kite Solicitors to the Vendor

Signed by MB, Chair of this meeting.....30th August 2018