



Eastington Community Land Trust Ltd. (ECLT)

Thirty Eighth Meeting of Board Members

Thursday 6th September 2018

at 7.00 pm in Village Hall

MINUTES

1. Attendance Alan Brasier (AB) (Chair of this meeting), Paul Mannings (PM), Tom Low (Secretary) (TL), Lynne Farnden (Treasurer) (LF), Martin Elliot (ME), Ed Davies

Apologies: Cllr John Jones (JJ), Cllr Mark Chatterley (MC), Sharon Wells (SW), Tom Morrison (chair) (TM), Karl Hine, Aster (KH), Alison Loveridge (AL), Muriel Bullock (vice chair) (MB), Ann Pitcher.

Declarations of Interest: There were none.

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

2. Approval of Minutes of Board Meeting of 30th August

The minutes were unanimously approved and signed by LF.

3. Financial and Administration Report

3.1 Approval of invoices: There was an interim invoice from Anthony Collins LLP. Balance at bank £13,605.62.

4. Lettings and S106

KH had received the review by Trowers on 5th September, ahead of schedule. Having one query himself, KH awaited clarification by Trowers before forwarding to TL.

ACTION: KH

5. Progress on Technical Matters

Nothing to report.

6. Progress on Legal Matters

6.1 Conditional Contract, 125-year Lease and Draft Transfer

TL reported that MB, SW and ME had read and approved the Summary of Contract.

TM was now dealing directly with TLT and Trowers, in the absence of John Russell of BPE. TL relayed the gist of the several e-mails and conversations TM had executed on 5th and 6th September, gaining almost 100% agreement with TLT on the many points he had raised. Principal amongst these was the elimination of a contradiction between Lease clauses 3.8 and 3.16.6, which confused our agreed clause for Assured Tenancies. This resolution satisfied LF's and TL's main concerns and would ensure AL's expectations on Lettings would be fulfilled.

Signed by AB chair of this meeting.....13th September 2018

TM had minor matters to resolve with TLT, including clarity on rubbish within grassed areas but his main concerns lay with drafting by Trowers which appeared to be too onerous.

TM had therefore recommended that Board postpone a vote on the contract, lease and transfer for a week, to allow TLT to tidy up the final documents, assuming that matters with Trowers could be swiftly concluded.

AGREED to call an extra meeting on 13th September

TL confirmed that KH's meeting with his director on 7th September would still take place, with the intention that Aster sign documents on 18th September.

ACTION: KH

LF reported that TM had answered a number of queries to her satisfaction but had suggested that, in relation to Right to Buy (RtB), Board may consider strengthening the rules on a potential vote in the future on RtB

AGREED to consider mandating a 75% majority of all Trustees before allowing RtB

ACTION TL with TM

TL also agreed to check the provisions for RtB within the S 106 and circulate to members.

ACTION TL

6.2 Easements, principally highways access

In response to questions by AB and PM, TL confirmed that no progress was expected on access until immediately after submission of Planning and that KH had a specialist planning lawyer from TLT available to work on easements and section notices promptly.

7. Review of progress towards filing Planning Application.

In response to LF and AB, TL confirmed that delaying a vote on the contract, lease and transfer would not impact timescales for a September application, mainly because Aster's planned signing date was 18th September.

ACTION: KH & TL

8. Date of next meeting

The next meetings were agreed as 13th September at 6.00 pm and 20th September at 7.00 pm both in the Village Hall. PM gave his apologies and said he would like his proxy vote to lie with the ECLT Chair.

MEETING CLOSED at 7.40 pm

Tom Low, Secretary

September 2018

Signed by AB chair of this meeting.....13th September 2018

CIRCULATION

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

GLOSSARY

Anthony Collins LLP ECLT solicitors for S 106, led by Dominic Curran
BPE ECLT solicitors for main contracts, led by John Russell
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
Red Kite Solicitors to the Vendor
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

Signed by AB chair of this meeting.....13th September 2018