



## Eastington Community Land Trust Ltd. (ECLT)

### Second Annual General Meeting

Thursday 20<sup>th</sup> December 2018

at 7.00 pm for 7.15 in the Village Hall

## MINUTES

**Attendance:** Tom Morrison (chair) (TM), Muriel Bullock (vice chair) (MB), Lynne Farnden (Treasurer) (LF), Tom Low (Secretary) (TL), Alison Loverage (AL), Sharon Wells (SW), Alan Brasier (AB), Cllr John Jones (JJ), Bill Edwards, Ann Pitcher, John Morris, Ed Davies, Di Davies, Karen Hayes, Russell Wilks (Architect, guest).

**Apologies for Absence:** Martin Elliot (ME), Ken Stephens, Mark Jones, Peter Bray, Karl Hine, Vanessa Cousins

**Declarations of Interest:** there were none

### 1. Chairman's welcoming remarks

TM welcomed members and guest and asked that questions be held until after each Report.

### 2. Treasurer's Report

#### 2.1 To resolve to disapply the requirement for a full audit under revised Rule F1

TM explained the annual procedure and members approved the motion unanimously.

#### 2.2 Approval of Annual Accounts to 30<sup>th</sup> September 2018 and Treasurer's Report

LF presented the accounts as independently examined and provided a review of what she explained had been a high-spending year, with over £38,000 being expended on consultants and the planning application fees.

2018/19 would see much less expenditure as Aster Homes took responsibility for the cost of building out the project. LF was able to report that funding of £2.1 million had been confirmed by Homes England on 17<sup>th</sup> December.

TM proposed approval of the accounts, which was carried unanimously.

#### 2.3 Resolution to add Financial Regulation 4.5 to cover expense claims

TL introduced the pre-circulated report and members approved the change unanimously.

Signed by TM, Chair.....January 17<sup>th</sup> 2019

### **3. Board Report**

TM provided a PowerPoint presentation of the progress made during the year. During the presentation TM discussed the current position in relation to the planning application, the responses to date from the statutory consultees, the additional features (e.g. highways, drainage and noise mitigation) that would form part of the new development and the nature of the tenancies that would be granted to the residents. TM also acknowledged the invaluable effort provided by TL to date in ensuring that all parties maintained a constructive and pro-active dialogue in relation to the planning process.”

Binding Conditional Contracts had been signed with the landowner and Aster Homes and, looking forward, it was hoped that work might start by 31<sup>st</sup> March 2019. If that were achieved, some of the homes could be completed by the time of the next AGM.

There followed a general discussion after which Ed Davies proposed a vote of thanks to the Board which was supported by general members present.

The PowerPoint presentation is now available on the ECLT website, as are the accounts and the Treasurer’s Report.

### **4. Dates of next meetings**

It was agreed that the next Board Meeting would be on Thursday 17<sup>th</sup> January and thereafter on February 7<sup>th</sup> and 21<sup>st</sup>.

**Meeting closed at 7.45 pm**

**Tom Low, Secretary**

**January 2019**

**Circulation to all attendees, KH and webmaster**

**Signed by TM, Chair.....January 17<sup>th</sup> 2019**