



Eastington Community Land Trust Ltd. (ECLT)

Fifty-first Meeting of Board Members

Thursday 18th April 2019

at 7.00 pm in the Village Hall

Minutes

1. Attendance Tom Morrison (chair) (TM), Tom Low (Secretary) (TL), Alan Brasier (AB), Muriel Bullock (vice chair) (MB), Ed Davies, Ann Pitcher.

Apologies: Lynne Farnden (Treasurer) (LF), Karl Hine, Aster (KH), Alison Loveridge (AL), Paul Mannings (PM), Martin Elliot (ME), Sharon Wells (SW), Cllr Mark Chatterley (MC), Cllr John Jones (JJ).

Declarations of Interest: There were none

Questions to the Board: There were none

2. Approval of Minutes

The minutes of the Board Meeting of 4th April 2019 were unanimously approved and signed by TM.

3. Financial and Administration Report

There were no cheques for signature. Balance of funds according to the Cash Book has to include BPE until such time as a credit note is received, leaving clear funds of £1,790.28 minus whatever scale of payment (if any) is eventually agreed. TM had chased BPE and been told it was under review by a partner.

AB and MB reported that they had performed the quarterly audit and it was all in order.

4. Legal Matters

4.1 Progress on S 106 items

SDC had accepted our compromise on the cascade (50th meeting, minute 4.1) and Mr Curran was due to finish the re-draft. He had responses from Trowers and Red Kite to incorporate. (*secy note: re-draft approved by TM/TL on 25th April*).

4.2 Funding from Homes England

KH had seen the new draft which Homes England had sent to SDC and believed it to be a fair basis for negotiation. He had instructed TL to contact SDC directly to ensure that Aster provided appropriate indemnities in the mirror contract SDC/Aster to cover SDC's undertakings in the main contract Homes England/SDC.

ACTION: KH

Signed by TM, Chair..... 2nd May 2019

A Registered Society under the Co-operative and Community Benefits Societies Act 2014, registration number 7425

registered address: Hazel Cottage, Millend, Eastington, Stonehouse, Glos. GL10 3SF, www.eastingtonclt.ltd, 01453 823425

4.3 Progress on access easement with Highways England (HE)

KH had reported a request for £1,200 in legal fees from HE sales division, which was taken to be a good sign that the internal HE processes had been completed.

ACTION: KH/TL

5. Implementation of Conditional Contract

5.1 Apparent extra Zayo fibre cable track

AB reported that he had attended the digging of trial pits and indeed all 8 fibre ducts were 6 metres east of where Zayo plotted them in 2017.

Zayo had now quoted £83k (desk study only) to move the cables and require £2k up front to cover a site visit. KH had arranged for the £2k to be paid so that we could meet Zayo engineers and establish a more sensible engineering solution.

ACTION: KH /TL

Members re-iterated their hope that Zayo be financially responsible for this significant error.

5.2 Summary of impediments to implementing Contracts

TM listed items 4.1, 4.2, 4.3 and 5.1 as all being impediments, albeit that there was movement on all four items. The next key step would probably be 4.1, signature of S 106, which would trigger full planning permission.

6. Preparation for outcome of HNS

It was agreed that we did not have sufficient clear funds to engage a highways analysis. With incoming grants, the position might be healthier in 4 weeks' time. In the meantime, TL would seek additional quotes, to fulfil Financial Regulations and investigate a new grant from Homes England (who have replaced Locality as the main source of government funds).

ACTION: TL

7. Date of next meetings

Agreed as at May 2nd and May 16th at 7 pm in the Village Hall. MB offered apologies for 16th May and both June meetings.

Meeting closed at 8.10 pm

Tom Low, Secretary, April 2019

CIRCULATION

Board of Trustees

Webmaster: Ed Davies

General Members attending

Aster Group Karl Hine (KH)

Parish Council Cllr Mark Chatterley

GLOSSARY: As per previous minutes

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