



Eastington Community Land Trust Ltd. (ECLT)

Sixty eighth Meeting of Board Members

Thursday 16th January 2020

at 7.00 pm in the Village Hall

Minutes

1. Attendance Tom Morrison (Chair) (TM), Martin Elliot (ME), Lynne Farnden (Treasurer) (LF), Tom Low (Secretary) (TL), Alan Brasier (AB), Sharon Wells (SW), Alison Loveridge (AL), Muriel Bullock (Vice Chair) (MB), Ann Pitcher, Ed Davies (ED), Cllr Mark Chatterley (MC), Georgie Brocklehurst (GB).

Apologies: Cllr John Jones (JJ),

Declarations of Interest: There were none.

Questions to the Board: There were none but the Chairman invited questions throughout.

2. Approval of Minutes

The minutes of Board Meeting of 19th December 2019 were unanimously approved and signed by AB.

3. Financial and Administration Report

3.1 Approval of invoices

There were three cheques to be signed. The net sum at bank was £9,948.09 after all cheques are cashed.

3.2 Appointment of Anthony Collins LLP

It was agreed to appoint Anthony Collins LLP for legal work in producing the Report on Title, as per the report by TM. Funding depended upon the confirmation of Aster's first annual payment of ground rents, by way of a purchase order number. Board authorised TL to complete the appointment only once the purchase order had been received.

ACTION: TM and TL

3.3 Agreement of Two Trustees to conduct Q1 Internal Audit

ME and AL volunteered to undertake the audit, agreed as being 25th January with LF.

ACTION: AL, ME, LF

3.4 Resignation of Paul Mannings

TM acknowledged PM's considerable contribution to the first stages of the Puddleworth Close project and regretted that professional conflicts of interest had forced PM to step back in latter months. PM was a valued founder member of ECLT Ltd.

Signed by TM, Chair 6th February 2020

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

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4. Project Two

4.1 Update on Feasibility Grant for Project Two

TL reported that ECLT's technically approved bid was still held up by confusion over budgets at Homes England. This may or may not be cleared up by the March 11th Budget.

4.2 Report from Acoustic Surveyor

TL presented the interim findings from the Acoustic Surveyor. Sound levels at the western edge were similar to Puddleworth Close but dropped off much more due to the elongated shape of Homeground. Further modelling was expected and this would be fed back to the Architect in time for him to present a modified layout to the Board Meeting of 6th February

ACTION: TL

4.3 Report from Ground Surveyors

TL presented A3 versions of the Topographical survey and also the desk study of utilities adjacent to, or present on site. It was pleasing to note that, unlike Puddleworth Close, there were no utilities present under the Homeground site.

4.4 Report on Highways Access

The report showed that there was more-than-adequate visibility splay and that the positioning of the access was optimal. TM cautioned that the visibility depended on Highways England committing legally to maintain the visibility west i.e. that they would not build upon the verge.

5. On-site Activity

5.1 Decisions on Kitchen Finishes

An exhibition of various door, worktops and floor tiles having been held from 7.00 pm to 7.30pm, a decision was recorded and communicated to E G Carter.

5.2 Report from Site Meeting of 16th January

MB reported that she had been impressed by the professionalism of the engineers and surveyors conducting or contributing to, this meeting.

Two matters were arising for ECLT decision: raising power sockets in bungalows from 400mm above floor to 600 mm above floor (agreed by Board) and eliminating the extra door on detached bungalows' en-suite bathrooms (also agreed by Board).

There was some concern about the fencing to the Wildflower Meadow, whereby it was agreed to press for ranch fencing on the edge of the eastern pavement.

- 6. Date of next meeting** Agreed as 30th January 2020 for the AGM and 6th February for the next Board Meeting, both at 7 pm in the Village Hall.

Meeting closed at 8.10 pm

**Tom Low, Secretary
January 2020**

Signed by TM, Chair 6th February 2020