



Eastington Community Land Trust Ltd. (ECLT)

Third Annual General Meeting

Thursday 30th January 2020

Minutes

Circulation to attendees, apologies and the webmaster

- 1. Attendance:** Tom Morrison (Chair) (TM), Martin Elliot (ME), Tom Low (Secretary) (TL), Alan Brasier (AB), Muriel Bullock (Vice Chair) (MB), Ann Pitcher, Ed Davies (ED), Cllr Mark Chatterley (MC), John Morris, Mark Jones, Bill Edwards, Andrew MacDonald, Shelagh Crowther, Karen Hayes.

Apologies for Absence: Lynne Farnden (Treasurer) (LF), Sharon Wells (SW), Alison Loveridge (AL), Georgie Brocklehurst (GB), Cllr John Jones, Peter Bray, Ken Stephens, Steve Ashton, David Granger, Dianne Davies.

Declarations of Interest: there were none

- 2. Chairman's welcoming remarks**

TM welcomed members and Cllr Chatterley. There being 13 members present, the meeting was declared quorate.

- 3. Treasurer's Report**

- 3.1 Resolution on Rule F1**

It was resolved to disapply the requirement for a full audit under revised Rule F1.

- 3.2 Approval of Annual Accounts to 30th September 2019 and Treasurer's Report**

TL presented LF's report. It had been a quieter year with a turnover of £9,150.04 and a closing balance of £3,060.58. Because of losses carried forward from last year, no tax was due.

LF's full report and the Accounts are available at: <https://eastingtonclt.uk/documents/accounts/>

- 4. Board Report**

TM gave a presentation on the events of the year, principally the achievement of Planning Permission, becoming the freeholder of land to be called Puddleworth Close and the signing of the 125-year Lease with Aster Communities.

He went on to describe the work on site in the last three months, including the Golden Spade event, which was televised. For the coming year, a second project would be started to respond to the Housing Needs Survey of 2019. This would include affordable shared ownership.

TM's presentation can be seen at: <https://eastingtonclt.uk/documents/reports/>

Signed by TM, Chair 6th February 2020

5. Questions from general members, to the Board

Bill Edwards asked about the PRoW and TL explained that 3 new kissing gates would be provided (from Parish Council budgets) along with a permissive path through the orchard.

John Morris asked if there was any income from the Lease to cover on-going expenses of grass mowing. TM said that there would be a Ground Rent of £4,784 per annum (reviewable quintennially).

Mark Jones and Bill Edwards asked about services other than electricity and water. TL listed gas supply per home, Fibre-to-the-Premises (FTTP) for telecoms and external electric points for future vehicle charging points. The latter two reflected recent changes in policy: FTTP would mean that Puddleworth Close would have the most advanced broadband in the parish.

Bill Edwards raised points about the Lease and the freehold and TM explained, *inter alia*, that the lessor in 124 years' time had the right to renewal if asked.

6. Election of Trustees

Parish Councillor Mark Chatterley took the chair to direct proceedings.

6.1 Nominations for and election of Secretary

TL was re-elected unopposed

6.2 Nominations for and election of Treasurer

LF was re-elected unopposed

6.3 Nominations for and election of, 7 trustees, 6 known to be seeking re-election

TM, MB, ME, AL, SW and AB were re-elected, leaving one vacancy.

6.4 Decisions by the new Board of Trustees to appoint a Chair and Vice Chair

TM was re-elected Chair and MB was re-elected Vice Chair.

7. Close of meeting

TM encouraged members to ask further questions after the meeting if they wished.

Meeting Closed at 7.50 pm

Tom Low, Secretary

February 2020

Signed by TM, Chair 6th February 2020