

## Guilden Sutton Green Space Steering Group Meeting

27<sup>th</sup> November 2020

### Minutes

1. Apologies – Mel Littlewood
2. Funding updates

Mersey Forest funding – agreement signed and funding now due to be transferred to GSGS

CWAC Climate Emergency Funding – pending further information about payment process from CWAC

S106 funding – currently being chased by Lisa Tiplady for receipt into PC accounts. Need to check with Lisa re the possible date of expiry of the S106 funds (SJ)

We will need funds available for exchange of contracts (10% of first stage purchase), then the remainder at agreed date for completion.

SJ to share latest funding breakdown to all members of the group.

VAT query – need to confirm our position regarding VAT on future payments (SJ)

3. Next steps

Discussed details of Heads of Terms – particularly access strip along side of front field. Agreed that for the avoidance of interaction between members of public, dogs, horses during the interim phase between the two field purchases, we will use the Bridleway as the default access to rear field. This will avoid the un-necessary expense of temporarily fencing off this strip only to remove such fencing once the front field has been purchased.

Need to add the improvement of the access into the field from the Bridleway as a priority action needed as part of initial set-up after purchase. (SJ)

Concerns were raised around the condition of ground on the 4m strip being retained by the vendors, by the front field entrance. Agreed to keep an eye on this and work with owner as needed. From a legal point of view, the property transfer will provide for an unrestricted right of access at all times and for all purposes. It will also protect the access from any blockage or restriction by current or future owners.

There is now a piece of work to be done to look at the specifics of creating the woodland – planting method, tree supply, layout, tree protection, logistics of planting events, tools, health & safety, encouraging participation etc. This to be led by a sub-group of Sarah, Brian, Mel + others to be co-opted. Group to be convened (SJ)

#### 4. AOB

Governance – GSGS Accounts due at Companies House for Dec 2018 to Dec 2019 (DH)  
Future purchase Option – Check speed at which future Option can be exercised – do not want to be in a position where we are ready to purchase but then meet with unexpected delay from vendor or vendors' solicitor.