Dorchester Area Community Land Trust (DACLT)

Informal Notes of the DACLT Meeting held on Tuesday 22nd August 2023 at 5.30pm in the Magistrates Room, Corn Exchange Dorchester.

Board Present: Alistair Chisholm (AC), Ian Gosling (IG), Felicity McLaren (FM), Tricia Mitchell

(Chair) (TM), and Barry Thompson (BT).

Members Present: Tony Byrne (TB), Billie Brown (BB).

Also Present: Emma Scott (ES), Janet Hewitt (JH), Robin James (RJ) (East Boro Housing),

Paul Derrien (PD).

Administration: Connie Hollings (CH) – Minute Clerk

For Action

1) Chairman's Report

TM reported no interesting movement in DACLT activities and referenced topics discussed in previous meetings. TM to upload 'History of the Land Trust' document to the website and adapt this to send out as a press release.

Tricia Mitchell

2) Financial Report

FM reported the bank balance currently stands at £11,841.00. The group is expecting substantial legal fees in the near future. Current outgoings include legal expenses, day to day running costs of the website, and small expenses (e.g., minutes).

3) Nutrient Neutrality

The group took part in an informal discussion around nutrient neutrality issues. Robin James (East Boro Housing) gave options for moving forward regarding Nutrient Neutrality. The options included:

- 1. East Boro Housing can make an offset payment via the Community Infrastructure Levy (CIL).
- 2. East Boro Housing can buy/gain credits from Green Agriland.
- 3. The DALCT can wait for the Levelling Up bill to go through.
- 4. East Boro Housing Trust are building extra sewage tanks for the present houses that they have built.

East Boro Housing offered advice from their environmental consultant. Nitrate neutrality can be achieved via CIL payment however mitigation is not provided by CIL for phosphate. The Levelling Up bill is expected to be passed within the next couple of months.

4) DACLT solicitor

Becky Smyth (Excello Law) had emailed TM with some questions regarding the tennis court building site. TM has written to the solicitors but not yet received a reply.

Tricia Mitchell

Questions were raised querying Dorchester Town Council's role in having a say on design and plans. TM to speak to Steve Newman about agreement.

5) Memberships

Billie Brown (BB) came to the meeting to ask about membership. She became concerned about 'subscriptions' after seeing the term on social media. BB contributed £10 about 6 years ago to join. FM explained the initial money is money paid in share capital.

6) Housing need

The group discussed the 5000 (approx.) applicants currently on the housing register. In Dorchester, there are currently 582 residents on the housing register. Several factors including reductions in the private sector and the cost-of-living crisis are leading to increasing number of people applying to the housing register.

In North Dorset, lots of affordable housing is being built. This is due to its position outside the Area of Natural Beauty (AONB) and lack of nutrient neutrality conflict.

7) Additional Housing discussion

a) Housing in Dorchester

Around 63 new affordable housing has been built in Dorchester behind Hancock House specifically for key workers.

Discussion was had about affordable housing being delivered at Brewery Square. The group agreed that rent takings and choice of tenants should rest with Dorset Council. Dorset Council understand it is difficult to facilitate social rent but are aware that is what the need is for.

Dorchester Town Council are looking into the opportunity to develop 1st, 2nd, and 3rd floors of town centre shop buildings. However, many buildings on South Street are listed and are therefore unsuitable, or too expensive to adapt. PD to put ES in touch with the Dorset Council (DC) officer to discuss this.

Paul Derrien

b) New CLT sites

TM reported she had put in a bid for a small piece of land off Garfield Avenue.

c) Premier Inn

ES informed group of Premier Inn's public consultation (Wed 6th Sept 2-7pm, the old M&S building). There will be an online consultation if people cannot attend. The new Premier Inn is estimated to bring in £3 million worth of income to Dorchester.

8) Future Meetings

Next meeting to be confirmed by TM.

Tricia Mitchell