

Dorchester Area Community Land Trust

Minutes of the DACLT board meeting held on Thursday 25th August 2022 at 5.30pm at the Town Hall Dorchester.

Board Present: Alistair Chisholm (AC), Ian Gosling (IG), Theo Hawkins (TH), Felicity McLaren (FM), Tricia Mitchell (Chair) (TM) and Barry Thompson (BT)

Administration: Paula Harding (PH) – Minute Clerk

1) Apologies

Apologies were received from Steve Watson, Emma Scott, Paul Derrien, Nigel Reed.

2) Declarations of Interest

There were no declarations of interest made.

3) Minutes of the Board meeting held on 19th July 2022

The second set of draft minutes circulated were approved and agreed by all present as a true and accurate record of the last meeting.

4) Membership applications

IG reported that he had not received any new membership applications since the last meeting.

5) Treasurers report

FM reported that the bank balance stands at £17,031.

The only expenses since the last meeting are those of the website and the administration costs.

6) Progress report on the S106 Agreement and the planning application for the Tennis Court /West Walks site.

The Section 106 (S106) agreement is with the solicitors, Ashfords, who are acting for both Dorchester Town Council and East Boro Housing Association.

TM is going to contact Steve Watson (SW) to see if a meeting can be arranged with all of the relevant parties in the same room at the same time in order to finalise this agreement, get it signed and completed. All agreed this would be a good solution. IG would like this before the 8th September as he is away after that for a while. TM will let all the board know when this is set up and anyone who is available can attend. It was acknowledged that a zoom call would be acceptable, as a last resort, if this meant that the document could still be agreed and signed by the legal teams.

There is still no mechanism in place yet to deal with the suspension of planning permission decisions. Central Government are working on a plan to mitigate the nitrate infiltration and water pollution from water courses into Poole harbour but there are no details at the moment and no planning permissions are being decided at this time.

7) Approval of Heads of Term (HoT)

Ashfords Solicitors have the HoT agreement at the moment.

It was suggested that the finalisation of this agreement be included in the same meeting as the S106 for signature, all agreed.

**Tricia Mitchell
& Steve
Watson**

8) Other potential development sites

There is no progress on any of the sites at this point in time.

9) Website & Mapping program

TH reported that all of the previous approved minutes were now on the website. There had been a delay as the administration rights had needed to be reapproved from Alacrify to TH.

TH had looked into the differences between LandTech and Nimbus software and they are essentially operated using the same data. It was agreed not to purchase this as SW has access to some of this software already and can look up potential development areas as required.

The Twitter and Facebook sites are now operational and around 35 people accessed the information regarding the AGM date announcement.

10) Any other businessi) 50 South Street

TM has suggested that the DACLT consider offering an amount of money to National Westminster Bank for the purchase of this site, subject to the Trust being able to raise the funds. All agreed it was worth writing to the Bank to see if this would be a possibility.

TM to speak to SW about what figure the DACLT could put forward. TM is also to check with a commercial agent what the building could potentially be worth to inform what the DACLT should offer.

The information about funding and possible purchase price is to be returned to the next meeting for discussion before an official approach to the Bank is made.

11) Future Meeting dates

Future Meeting dates were scheduled as follows:

September 20th
 October 18th
 November 15th
 December 20th

There being no other business the meeting closed at 6.00pm with notice that the AGM would begin in a few moments. The next board meeting would be held on Tuesday 20th September venue to be agreed but in person if possible.

**Tricia Mitchell
 & Steve
 Watson**