

Dorchester Area Community Area Land Trust

Minutes of the Board Meeting held on Wednesday 20th March 2019 at 5.30pm

Present: Alistair Chisholm (AC), John Christmas (JC), Douglas Dearing (DD), Ian Gosling (IG), Lynda Kiss (LK), Tricia Mitchell (Chair) (TM), Andy Stillman (AS) and Barry Thompson (BT).

Also Attending Paul Derrien and Philip Jordan (Trust Member).

Administration: Paula Harding – Minute Clerk

For Action

1) Apologies

Apologies were received from Izzy Aldwinckle, Felicity McLaren, Emma Scott, Adrian Stuart and Steve Watson.

2) Declarations of Interest

Izzy Aldwinckle had notified the Chairman that her job with Dorset County Council (DCC) would transfer to the new Dorset Council Unitary Authority from April 2019. The Chairman reminded those present that they could declare an interest at any time throughout the meeting if required.

3) Minutes of the last Board Meeting held on 20th February 2019

The minutes were agreed by the board and signed by the Chairman as an accurate record of that meeting.

4) Report on the presentation to Dorchester Town Council (DTC) on 19th March

AS gave a presentation to the Policy Committee at DTC regarding the progress of the West Walks/Tennis Court development site.

DTC had agreed that they would accept the flats built as part of that development being put onto the rental market rather than being sold. DACLT were also praised for sticking with the project despite the withdrawal of the Hastoe Housing association. DTC would however like to consider the 'Terms of Rental' and the plan for 'Grey Water' recycling for the site when they are available.

TM has written to Craddys and Reed Watts to formally engage them now that DTC has agreed to the modification to the project. AS was asked if the decision made by DTC was definitive, he confirmed it was as the resolution had been passed and minuted.

5) Progress on the project with PfP and modification on the contractual relationships with Reed Watts and Craddys

TM had spoken to Kate Foot about the minimum space standard of 42.5 sq. metres which had been raised at the last meeting. Kate confirmed that this was the minimum floor area requirement to qualify for grants from Homes England. AS to send a letter to Reed Watts with the link to this specification and he is to also forward this to the DACLT board.

TM is trying to organise a meeting with all the professional parties involved with the project. IG asked if contractual issues would be discussed at this meeting. AS replied that the intention was to get all parties to agree in principle to move the project forward and detailed contractual talks would follow at a later date.

Andy Stillman

6) Homes England Grant

The first draw down from the Homes England Grant of £56,440.80 has been received. This is about $\frac{3}{4}$ of the total amount requested since the Trust has achieved the first three milestones identified within the grant application.

7) Future Projects – Brown field sites

DD has checked one of the sites identified at the last meeting by IG. The building has already been converted to residential use.

TM has had no response from National Westminster Bank regarding 50 South Street. It was suggested that this site could be converted to residential use on the upper floors and small office space on the ground floor. TM is to seek a response from the bank and IG is to check whether the building is Listed.

8) Applications for Membership

No new applications for membership had been received since the last meeting.

9) Treasurer's Report

John Christmas reported that the credit balance on the DACLT account now stands at around £80,000 following the receipt of the grant from Homes England.

10) Any other business

i) TM reported that DTC had asked whether the DACLT wants a representative to attend board meetings. All agreed that where possible they would still like Adrian Stuart to attend, or Emma Scott if Adrian is unavailable. It was felt that maintaining the link between the DACLT and DTC was vital to the community engagement of this and future development opportunities.

ii) TM reported that the National CLT membership is due for renewal and asked if the DACLT board would like to remain members. The cost would be £150 for the year.

AS asked if the membership comes with benefits such as insurance and legal aid. TM was unsure and agreed to check what benefits were included with membership.

Phillip Jordan asked if being a member of the National CLT group gave access to bulk purchasing for items such as kitchen units and bathrooms. If so this could help keep the costs down, but purchases would need to be matched to the specified fixtures on the detailed build plans. PD stated that even if a consortium type arrangement was available this may not benefit small developments like that planned at West Walks.

AS proposed that the National CLT membership is paid for 2019. This was seconded by BT. All agreed.

iii) AS has a hard copy of the contract signed with Homes England and asked where this original document should be held to ensure it is protected. It was proposed that the Town Council be approached to see if they would be prepared to keep the document in their safe.

AS is to approach DTC and request permission to store the document with them.

Tricia Mitchell

Ian Gosling

Tricia Mitchell

Andy Stillman

iv) AC was concerned that, despite being approached by the DACLT on several occasions, the new Unitary Authority Shadow Cabinet have continued to sell off land and buildings to the highest bidder rather than considering the potential for Land Trust development. DD stated that he regularly voices his concerns about this to the Council but without result.

AC requested that a letter be sent to the Dorset Council Chief Executive to ask that consideration is given to how the DACLT could assist with developing the property that they no longer wish to own for local low cost housing. All agreed, AC to draft a letter for the Chairman to sign and send.

v) AS stated that the Local Plan Review is due to start at the end of this year and conclude in early 2021. He felt that the DACLT should be working with the Council on any large housing developments to ensure that the 35% low cost housing requirement is actually provided on those sites. IG agreed and suggested that contact be made with the Dorset Council Local Plan team later in the year.

There being no other business the meeting closed at 6.15pm with notice that the next DACLT Board Meeting would be held on Wednesday 24th April 2019 at 5.30pm.

**Alistair
Chisholm**

**Tricia
Mitchell**

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