

Dorchester Area Community Land Trust

Minutes of the DACLT board meeting held on Tuesday 14th December 2021 at 5.30pm in the Magistrates room, Corn Exchange, Dorchester.

Board Present: Alistair Chisholm (AC), Felicity McLaren (FM), Tricia Mitchell (Chair) (TM), and Barry Thompson (BT)

Also Present: Paul Derrien (PD)

Administration: Paula Harding (PH) – Minute Clerk

1) Apologies

Apologies were received from Ian Gosling (IG), Lynda Kiss (LK), Emma Scott (ES), Tony Foot (TF), Theo Hawkins (TH), Steve Watson (SW).

2) Declarations of Interest

There were no declarations of interest made.

3) Minutes of the Board meeting held on 16th November 2021

The minutes were accepted as a true record of the meeting with no amendments and signed by the Chairman.

4) Membership applications

No new applications have been received since the last meeting.

5) Matters arising from the last minutes

There were no matters arising that were not already on the agenda for discussion.

6) Treasurer's report

FM reported that the bank balance stands at £17996.00 with just website costs being paid this month.

7) Progress report on the Tennis Court site.

PD has sent around the draft of the Section 106 agreement and this has also gone to Becky Smyth (Excello Law) for her comments. There was a discussion about whether the agreement (which was based on the local lettings agreement) should say 'affordable homes' or 'social rent'. Whilst the majority of those present felt that 'affordable homes' was the phrase required, PD felt that the whole board should agree so that they are comfortable with the terms used and their meaning.

TM raised a question about the wording regarding 'local connection' in the local lettings plan and was concerned that those that work in Dorchester but currently live elsewhere may be excluded from applying for properties under this agreement as they do not have a current residential connection to the town. PD explained that a working in Dorchester would be seen as a 'local connection', but suggested that all of the board members review the local lettings plan and S106 draft before Christmas so that any changes can be made prior to it being finalised.

PD is happy to call a Teams meeting to discuss any questions the board have before Christmas if required. He is also hoping to establish tomorrow the timescale that Dorset Council will have for finalising the S106 agreement.

**DACL
BOARD**

<p>It was reported that Places for People (PfP) have said that they may have difficulty supporting any further payments towards the Tennis Court project until planning permission is granted. SW has, as a result of this, sought expressions of interest from other housing associations in the event that further work is required before a planning decision can be made and PfP cannot continue working with DACLT. At this stage the DACLT board confirmed that they were still fully committed to working with PfP and hoped that planning permission would be granted early in the new year. It was agreed that a representative from PfP would be invited to attend future board meetings. TM to contact Angus and stress the importance that someone from PfP attend.</p>	<p>Tricia Mitchell</p>
<p>There has been no response from Peter Bellamy regarding a timetable for the archaeology work.</p>	
<p><u>8) Other potential sites</u></p>	<p>Alistair Chisholm</p>
<p><u>i) Ackerman Road</u></p>	
<p>TM has emailed TF and he is still trying to contact Mr Foyle again about this site. There have been some landscape works recently around the site, which could signal that the ongoing dispute has been resolved.</p>	
<p>TM has confirmed that the land around the building is owned by Persimmon Homes so she has contacted them in case they have now taken charge of the land as conclusion to the resolved dispute. TM has also written to Mr Foyle to let him know that she has contacted Persimmon about this site and to contact the DACLT if he is now the undisputed owner of the site and in a position to sell the site for affordable housing.</p>	
<p><u>ii) Cemetery building, Poundbury</u></p>	
<p>AC is still to follow up with the Town Council about the Cemetery building. TM confirmed that the Duchy would not allow any other building on the Right of Way alongside the building or alongside the existing property.</p>	<p>Alistair Chisholm</p>
<p><u>iii) South Walks Road – BT operations centre</u></p>	<p>Paul Derrien</p>
<p>TM has received confirmation that the site is still in use and that British Telecom / Open Reach have no intention of selling at this time.</p>	
<p><u>iv) Broadmayne development plan</u></p>	
<p>TM had written to the developers and financiers, but had not received a reply. PD reported that he hoping to meet with the development team for this site in the new year. The expectation is that this site will provide 35 % of the properties as affordable housing. PD will ensure that the DACLT is brought to their attention as a potential partner.</p>	<p>Paul Derrien</p>
<p><u>v) Garfield Avenue</u></p>	<p>Paul Derrien</p>
<p>TM has written to the Director of Assets at Dorset Council but has not received a response. PD is to follow up on this site this week.</p>	
<p><u>9) Website</u></p>	<p>Alistair Chisholm</p>
<p>TH has updated the website with the agreed minutes of the meetings. AC is to liaise with TH to see if he has managed to contact Izzy regarding the log-in details for the Facebook site.</p>	
<p>All agreed that Theo could begin sending ‘tweets’ out regarding the work of the DACLT, meetings and minutes etc as soon as he would like to.</p>	<p>Theo Hawkins</p>

10) Any other businessi) Naming of the building

AC suggested that when considering the naming of the new development that Leslie Phillips should be honoured in some way. Mr Phillips was instrumental in championing the causes of housing need during his time as a local councillor and also after his retirement. All agreed that this could be considered once the property was under construction

ii) Meeting dates

Future Meeting dates were scheduled as follows:

January 18th

February 15th

March 15th

April 19th

May 17th

June 21st

July 19th

August 16th

September 20th

October 18th

November 15th

December 20th

All would be held on Tuesdays, 5.30pm in the Council Chamber at the Corn exchange.

ES is to check with Dorchester Town Council that the room is booked for each of these dates.

It was suggested that some of these meetings be switched to Zoom calls to allow those that are still uncertain about meeting in person, isolating or living further afield could attend. The board could also consider allowing those unable to attend, to zoom into the 'live' board meeting although this would require a room with good acoustics and a stable internet connection.

It was agreed to see how the current Covid pandemic progressed and make any decisions about in-person or on-line meetings on a meeting-by-meeting basis.

There being no other business the meeting closed at 6.45pm with notice that the next meeting would be held on Tuesday January 18th 2022 at 5.30pm in the Council Chamber at the Corn Exchange.

**Emma
Scott**