24th August 2026

Dorchester Area Community Land Trust (DACLT)

Minutes of the ANNUAL GENERAL MEETING held on Monday 24th August 2026 at 6pm in the Community Room at Borough Gardens House, Dorchester.

Board Present:	Barry Thompson (BT), Felicity McLaren (FM), Ian Gosling (IG), Julie-Ann Booker (JB), and Robin James (RJ).
Members Present:	Sally Cooke (SC)
Also Present:	Connie Hollings (CH) (Minute Clerk), Paul Derrien (PD).

	For Action
1) Apologies Apologies were received from Tricia Mitchell (Chair) (TM), Emma Scott (ES), Frances Hogwood (FH), Alastair Chisholm (AC), Steve Watson (SW), Sally Cooke (SC), Giles Watts (GW), Tony Byrne (TB), Gail Baldwin (GB), and Theo Hawkins (TH). 2) Welcome IG (in absence of Chair) welcomed Members and attendees and opened the meeting. The board introduced themselves to new audience members. 3) Membership cancellation Gail Baldwin (GB) has requested the cancellation of their membership. IG to complete and notify by post. 4) Declarations of Interest There were no declarations of interest. 5) Minutes of the 2025 AGM (9th September) The minutes of the 2025 AGM were agreed as a true and accurate record of the meeting and signed by the Secretary. 6) Reports *a) Chair's Report* The Secretary read the Chair's report to the meeting in her absence. The report will be made available on the DACLT website. The Chair's report celebrated the huge progress made on the Roman Corner site, with completion planned for the beginning of May 2027. The difficult search for new sites was mentioned. The group has been approached by Grainger regarding the planned 'garden village' north of Dorchester. The Chair noted if the DACLT are not involved, someone else will be. The plans aim to include social, affordable, and shared ownership housing. The possibility of housing in the new 'community hub' have been ruled out due to unsuitable locations and prices. The report also called for 'younger and enthusiastic directors' to continue the work of the DACLT. *b) Treasurer's report & Financial Accounts for the year to 31st March 2026* *i) Account Audits* The Treasurer discussed the potential to have the accounts audited; however, this would incur a large cost. She suggested continuing to have accounts prepared by	**Connie Hollings**

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professional accountants and not to have them audited. FM put the idea to a vote. All agree to not have them audited. *ii) Treasurer's Report and Accounts* The Treasurer read her report to the meeting. The report will be made available on the DACLT website. It was proposed and seconded that this report be adopted by the Members as their annual financial update. The formal accounts were presented to the meeting as prepared by the external accountants. It was proposed BT and seconded by RJ that these accounts be adopted by the Members as a record of the transactions in the last fiscal year. FM broke down the financial records of the year. In the year to 31st March 2026, there has been just over £82,000 spent, the majority of which is £38,711 in solicitors' fees. £44,216 has been spent on professional fees including research and surveys. Accountancy fees sit are £576. Accounts show an operating loss, as £4300 more was spent than incoming grants. There is enough in the bank to cover immediate commitments as the DACLT has received another DC grant has been received since the date of the accounts. PD answered how the freehold lease works for Roman Corner. The DACLT own the site, but it is on a long lease to Aster of around 125 years. This allows the group to maintain long-term control but will require new members to keep it going. <u>7) Appointment of Directors</u> In line with the constitution 2 Directors from the board were required to stand down and if they wished, offer themselves for re-election to the board. Julie-Ann Booker was proposed as a new director. a) Felicity McLaren (FM) had applied to continue as a director. It was proposed by Robin James (RJ) and seconded by Barry Thompson (BT) that she be re-elected and all present agreed. b) Barry Thompson (BT) had applied to act as a director. It was proposed by Felicity Mclaren (FM) and seconded by Robin James (RJ) that he be re-elected and all present agreed. c) Julie-Ann Booker (JB) had applied to act as a director. It was proposed by Felicity Mclaren (FM) and seconded by Robin James (RJ) that she be elected and all present agreed. <u>7) Any Other Business</u> The group would like to thank Alistair Chisholm, who stepped down on the 15th of April, for all his hard work for the DACLT. An audience member noted how considerate and helpful the builders have been to neighbours and the community. <u>8) Meeting Closure</u> There being no other business the meeting closed at 6.40pm.	**Connie Hollings**

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Dorchester Area Community Land Trust

Report from the Chairperson

2026

This time last year we were talking about a large hole in the ground. The archaeologists were completing the investigations that were part of the requirements from Dorset Council Planning Dept.

The time up until the new year and actual start of work on the site seemed never ending. With so many legal people involved, for the land trust, both town and county council and East Borough Housing Trust.

With the 'can do' attitude of EBHT and our adviser Steve Watson things moved along and AJC the contractors were soon at work.

From then on it has been non-stop with huge progress made weekly.

AJC the contractors have a strict timetable that they work to. Please see some of it and photo's on the wall, on our website and our Facebook page.

While that has been continuing we are as ever looking for new sites which remain elusive.

We have been approached by Grainger who plan to build a 'garden village' north of Dorchester. Though few people agree with this development it seems that Dorset Council will include it in the local plan.

If the plans are granted permission, we should be involved, if we are not someone else will be. The plans include social, affordable and shared ownership housing.

There was also the possibility of joining with Rob Hattersly who wants to provide a 'hub' for the town that could include housing, has been ruled out as the buildings available are not suitable or out of our price range.

We are still in need of younger and enthusiastic people to join the board.

All the board would like to thank everyone who helped us along the way.

Dorchester Area Community Land Trust

Registered under the Co-operative & Community Benefit Societies Act 2014

Registered No: 7597

Treasurer's report 2026

It is so exciting to see our efforts finally turning into a real building, and knowing it is only going to be a matter of months before people will be living in there, after almost ten years!

As always, the accounts for the year to 31 March 2026 have had to be drawn up by regulated accountants according to statutory requirements, which makes them quite long and cumbersome. The main page to look at in the accounts is page 10 which shows where the money has been spent in the year.

You will see the unbelievable amounts we have had to pay out to various agencies for the required investigations into every aspect of the site, from the chance of archaeological finds (for once, relief that there weren't any of significance!) to possible contamination from unexploded WWII ordnances, as well as the mundane borehole testing and so on. The total of these professional fees in the year was £44,216, which was in addition to the £38,711 legal fees paid to our solicitor and accountants. Dorset Council has again been able to provide the funding for all this.

Different places in the accounts mention "Operating Profit / Loss" which is the standard description for the accounts. We are not in the business of trying to make a profit, the figure shown as "Loss for the year" just indicates that this year our costs were a little more than the grant funding that came in during the year; the main thing is that we still have some money left in the bank!

And we have actually acquired an asset in the freehold reversion of the site, for which we paid £1.

At the AGM I will ask the members present to adopt the accounts.

Felicity McLaren FCA 2 August 2026