

Dorchester Area Community Land Trust

Minutes of the DACLT board meeting held on Tuesday 15th February 2022 at 5.30pm via Zoom call.

Board Present: Alistair Chisholm (AC), Theo Hawkins (TH), Felicity McLaren (FM), Tricia Mitchell (Chair) (TM) and Barry Thompson (BT)
Also Present: Steve Watson (SW) – Wessex CLT
Administration: Paula Harding (PH) – Minute Clerk

1) Apologies

Apologies were received from Ian Gosling (IG), Lynda Kiss (LK), Emma Scott (ES), Paul Derrien (PD).

2) Declarations of Interest

There were no declarations of interest made.

3) Minutes of the Board meeting held on 18th January 2022

There were no amendments proposed and the minutes were signed by the Chairman as a true and accurate record of that meeting.

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 was £17969.

The board was asked if it would like to continue being a member of the National CLT. All agreed and the required payment for membership would be forwarded by FM.

7) Progress report on the Tennis Court site.

SW reported that the draft S106 has not been completed and Becky Smyth (BS) (Excello Law - solicitor for the DACLT) has recommended that this be submitted for approval.

TM expressed concerned that the wording in the S106 did not specifically state that the properties should be for social rent. SW explained that this development site was unusual, as there are very few urban sites that would be for 100% rent, therefore the agreement is based on a rural S106. TM was re-assured that the detailed obligations for rental terms and rates would all be conferred onto the Registered Provider (RP) via the lease and the Local Lettings Plan agreement and not the S106 itself.

SW informed the board that Places for People (PfP) have confirmed that the Tennis Court development will not be viable for them to undertake on a Social Rent return. The government grant they have been given is not sufficient to cover this lower rental basis. PfP have asked if the DACLT would reconsider and accept affordable rentals as this would be the only way that the scheme would be able to commence with them as the RP.

<p>SW had contacted East Borough Housing who are part of the Dorset based Aster group to see if they would still be interested in delivering the scheme, if it were to be offered under the Social Rental model. In principle they are interested but this would be subject to them having more detailed information. PD has been consulted about the potential move to a new RP and is happy with this provider as an option, as they already have an existing relationship on other development sites.</p> <p>It was agreed by all that the offer from East Borough Housing/Aster should be investigated further and if they are still interested, they should be put in contact with Jim Reed (Reed Watts architects) as soon as possible to discuss the detailed plans and costings.</p> <p>SW suggested that he contacts PfP tomorrow to inform them that the DACLT regrets that it is unable to pursue anything other than Social Rental for the Tennis court site at this time. He would let them know that we have another RP interested in the site and that we would like to explore with them whether they can deliver the scheme on the Social Rent basis. If this potential new partner is also unable to offer the lower rental scheme, then the DACLT would, if acceptable, like to return to PfP to accept and deliver the scheme on the Affordable Rental basis.</p>	
<p>It was proposed by AC and seconded by BT that SW contact PfP to let them know that we would be speaking to East Borough/Aster to start the initial enquiries. All agreed that this was the correct approach and that it would show transparency to both PfP and East Borough regarding the intentions for the site as well as keeping all parties up to date.</p>	<p>Steve Watson</p>
<p>SW will ensure that PfP will assist with any handover to a new RP, if the DACLT decide to switch provider. He will also update Jim (Reed Watts), Paul Derrien (Dorset Council) and Becky (Excello) about this decision. The consultation with Dorset Council car parking team has not progressed very far but they will need to be updated if the developer changes.</p>	<p>Steve Watson</p>
<p>TM is to contact Adrian Stuart (AS) Dorchester Town Council to keep him updated.</p>	<p>Tricia Mitchell</p>
<p>All agreed that they hoped that planning permission would be forthcoming once the S106 agreement was in place and signed. SW suggested that the draft planning conditions be sent to Jim Reed to see if we will experience any challenges in fulfilling them once the permission is granted. All agreed SW to contact JR.</p>	<p>Steve Watson</p>
<p>SW suggested that if initial introductions go well that the RP would want to meet the board and take a site visit. SW to arrange a meeting (not on a Wednesday due to the increase in people/traffic for market day) as and when required.</p>	
<p><u>8) Other potential sites</u> <u>i) Cemetery building, Poundbury</u> TM has spoken to AS and he feels this building is not suitable for a dwelling. He also said that the Town Council are in discussion with the Duchy about that particular building and a future scheme in the area.</p>	

<p><u>ii) Z-Pods construction</u> TM has taken photos of potential car park sites for construction of the Z-Pods on a raised frame. There is currently no Assets Manager in place at Dorset Council so no discussions about this type of construction and its potential have taken place.</p> <p><u>9) Website</u> TH reported that there have been a few new followers on Facebook. He hopes to bring a draft Communication plan to the next meeting for the Board to consider and revise as required. No messaging will go out on the social media platforms other than meeting dates and notification of minutes been posted, until the Communication plan is in place.</p> <p><u>10) Any other business</u></p> <p><u>i) Banners</u> AC asked when the banners could be ordered and erected on the Tennis Court site. SW suggested that we wait until the initial talks had been concluded with the potential new RP, in case they would like their logo and information added to the banner. FM added that the banners would just take a couple of days to be created once the order was received, so adding additional information could be done at the last minute.</p> <p><u>ii) Meeting dates</u> Future Meeting dates were scheduled as follows: March 15th April 19th May 17th June 21st July 19th August 16th September 20th October 18th November 15th December 20th</p> <p>These would usually be held on Tuesdays, 5.30pm in the Council Chamber at the Corn exchange, however it was expected that the next meeting (March) would probably still be a Zoom call</p> <p>There being no other business the meeting closed at 6.20pm with notice that the next meeting would be held on Tuesday March 15th 2022 at 5.30pm Venue/Online Call to be decided.</p>	Theo Hawkins
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