

# Dorchester Area Community Land Trust

## Minutes of the DACLT board meeting held on Tuesday 15<sup>th</sup> March 2022 at 5.30pm via Zoom call.

Board Present: Alistair Chisholm (AC), Felicity McLaren (FM), Tricia Mitchell (Chair) (TM) Emma Scott (ES) and Barry Thompson (BT)  
Also Present: Steve Watson (SW) – Wessex CLT and Nigel Reed of East Boro Housing Trust  
Administration: Paula Harding (PH) – Minute Clerk

### 1) Apologies

Apologies were received from Ian Gosling (IG), Theo Hawkins (TH), Lynda Kiss (LK), (ES), Paul Derrien (PD).

### 2) Declarations of Interest

There were no declarations of interest made.

### 3) Minutes of the Board meeting held on 15<sup>th</sup> February 2022

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

FM asked that 'Matters arising' be placed immediately after the adoption of minutes on future agendas for the DACLT board meetings. All agreed.

### 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 £17,954.

### 7) Progress report on the S106 Agreement and the planning application for the Tennis Court site.

TM reported that all the required documentation from the CLT and other parties is now in place ready for the planning application decision. No date for this decision has been given.

SW had spoken to PD who is still chasing the planning department to declare when a decision can be expected. The S106 agreement has been completed by all parties and is now back with Dorchester Town Council awaiting the planning permission decision.

### 8) East Boro Housing Trust

Nigel Reed (NR) attended the zoom meeting and introduced himself as a project manager for East Boro Housing Trust. East Boro Housing Trust sits under the umbrella of Aster Housing Association and they have offices in Wimborne and Weymouth.

Ian Gosling

His role is to work with smaller housing projects and CLT's hence his early involvement during this scoping phase.

NR has produced a draft timeline of how the project would run should they get the go ahead. Aster and East Boro still have to go through governance processes before they can take on this project and therefore meetings will be held in March and April where this will be considered. SW feels the timeline is ambitious but a great starting point. The build phase is scheduled to begin in October 2022 and conclude in August 2023.

NR has also started to look at the Heads of Term, S106 and is working closely with PD trying to put pressure on the planning team to make a decision as soon as possible.

An 'Employers Agent', Ellis Belk, has already been put on standby, by East Boro, ready to work on the technical build phase, should it be agreed by all parties that the DACLT would switch their registered provider (RP).

PD and NR are already in communication with Dorset Council about the permissions needed to cross Trinity Street Car Park to access the site. NR is also to contact Peter Bellamy (Terrain Archaeology) about the excavation work required. SW to pass on the contact details if NR cannot locate them in the project bundle.

There is concern that the archaeological works quoted for and proposed are not all essential for this site as they seem quite large and deep considering the lack of finds in the test sites. NR is to raise this with Peter Bellamy when he makes contact to get a better understanding of the need for these works to be of the scale proposed and to revise the quote and timescales for the revised project dates.

ES asked whether East Boro, if they were to take on this project, could guarantee that it would be offered on a social rent return. If so, how were they able to provide this when the previous RP, Places for People (PfP), could not? NR acknowledged that the project was being considered as a social rent return and that this was viable for East Boro/Astor. The reasons why they are able to do this sit with the level of funding they receive which was negotiated at a higher rate than that of PfP, when they were initially established as an RP.

SW reported that he had been in contact with PfP, who understood the decision of the DACLT to look at an alternative provider and were happy to assist with the handover if required.

#### 9) Other potential sites

##### i) Garfield Avenue

Peter Hopkins (PHo) is the new service manager at Dorset Council (DC) who will be responsible for the sale of assets. TM has spoken to Cllr Les Fry, who escorted Mr Hopkins to the site and explained that the DACLT would like to develop it for affordable housing. TM to follow up with PHo to see if DC will give the DACLT the site for development.

##### ii) Z-Pods construction

TM sent the information to Cllr Graham Carr-Jones, to ask if this might be an option on the Fairfield Car Park site. There has been no response from Cllr Carr-Jones or PD on the matter. TM is to follow this up with Cllr Fry

**Nigel  
Reed**

**Tricia  
Mitchell**

<p><u>iii) Premises above Hotter Shoes – South Street</u>  TM was contacted by Adrian Stuart (AS), Dorchester Town Clerk, to inform her that the premises above Hotter Shoes and the premises above the old TUI shop are both owned by a charity. TM wrote to them and they responded to say that the old TUI building has planning for two flats and that there is no separate entrance to the Hotter shoes building to make the rooms upstairs into dwellings. Therefore, it was agreed that these are not seen as viable options for potential development by the DACLT.</p> <p><u>iv) Dorset County Hospital (DCH) redevelopment</u>  Ian Gosling has been looking into the housing element of the DCH redevelopment. The DACLT did have a meeting with the project team in 2019 but have not heard anything since. Now that the redevelopment has commenced it was suggested that contact be re-established to see if the DACLT can assist with the provision of affordable housing on this site. All agreed, IG to be asked to follow this up when he returns.</p> <p><u>v) Dorchester Town Council – management committee</u>  AC reported that at the last DTC management committee a potential new affordable housing site was identified and discussed. He is not aware of the details, but understands that the DACLT have not been approached by the DTC regarding any site other than the current West Walks/Tennis Court proposed development.</p> <p>ES is to follow up to seek an update on the proposed site, and to ask why the DACLT has not been notified.</p> <p><u>10) Website</u>  No update at this meeting.</p> <p><u>11) Any other business</u>  No other business was reported.</p> <p><u>12) Future Meeting dates</u>  Future Meeting dates were scheduled as follows <b>(Please note the date of the April 2022 meeting has changed to the 12<sup>th</sup> April)</b>  April 12<sup>th</sup>  May 17<sup>th</sup>  June 21<sup>st</sup>  July 19<sup>th</sup>  August 16<sup>th</sup>  September 20<sup>th</sup>  October 18<sup>th</sup>  November 15<sup>th</sup>  December 20<sup>th</sup></p> <p>These would usually be held on Tuesdays, 5.30pm in the Council Chamber at the Corn exchange, however a Zoom call may be arranged instead. Details to follow with the agenda.</p> <p>There being no other business the meeting closed at 6.20pm with notice that the next meeting would be held on Tuesday April 12th 2022 at 5.30pm Venue/Online Call to be decided.</p>	<p>Ian Gosling</p> <p>Emma Scott</p>
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