

Dorchester Area Community Land Trust

Minutes of the DACLT board meeting held on Tuesday 17th May 2022 at 5.30pm.

Board Present: Tricia Mitchell (Chair) (TM), Alistair Chisholm (AC), Ian Gosling (IG) and Theo Hawkins (TH)

Also Present:

Steve Watson (SW)	Wessex CLT
Paul Derrien (PD)	Dorset Council Housing Team
Nigel Reed (NR)	East Boro Housing Trust

Administration: Mel Horton covering for Paula Harding (PH) – Minute Clerk

2) Apologies

Apologies were received from Barry Thompson, Lynda Kiss, Felicity McLaren and Emma Scott

3) Declarations of Interest

There were no declarations of interest made.

4) Minutes of the Board meeting held on 12th April 2022

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

5) Matters Arising

i) Software trial

TH advised that he had been approached by a software company and they have offered DACLT the opportunity to have a free trial of a property software system called LandTech.

He stated that the software is used by commercial clients to identify small parcels of land for development and contains a number of layers of information available such as site information, Land Registry land owner details, planning applications, listed buildings etc.

He advised that the software normally costs £6-7k for commercial companies. He felt that this was a very good opportunity for DACLT. TM asked if there were any potential catches to the offer?

SW advised that they use a system called Nimbus which sounds similar. He asked if it was possible for TH to ask the Software company to explain the similarities and differences to Nimbus.

TH advised that once he returns from his holiday, he will obtain more information from the company and report back.

6) Membership applications

None had been received since the last meeting.

7) Treasurer's report

As the Treasurer had given their apologies there was not an update to the meeting.

**Theo
Hawkins**

IG advised that it needs to be borne in mind that the legal costs may be slightly higher for the West Walks development because of the change to the building layout and the S.106 agreement.

8) Progress on S.106 Agreement and Planning Application for the Tennis Court Development.

PD advised that he has spoken to the lawyers, and they are awaiting any final comments from the Development Control. Hopefully any tweaks and changes will be considered minutiae and be accepted by the end of the month. He is keen to have the S.106 ready so that if planning permission is given they are ready to go.

The Chairman asked what could be done with regard to the Nitrates issue. PD stated that he has spoken to his Planning Policy colleagues and apparently there is a calculator available to work out the degree of mitigation. However, this does not give a definitive answer. He is waiting for Natural England to give details of any mitigation required. He is optimistic that any issues will be minor.

Update from East Boro Housing Trust

NR updated the meeting on the position of East Boro Housing Trust regarding the Tennis Court/West Walks site.

Following the discussions regarding the size of the properties and the subsequent work with the architects to reconfigure the accommodation to meet the requested size NR said that the East Boro Board are due to meet on 18th May to consider the amended proposals. He was optimistic that they would be agreed as their request to amend the proposal had been acted upon.

He advised that the change to the accommodation had been achieved by slightly reducing the size of the circulation areas rather than changing the unit sizes.

PD stated that there had been some discussion around the size of the smaller units, but they will come in at exactly 37 sq. m.

IG asked if, as a result of the change to the circulation areas, there would be any impact on wheelchair users or potential fire issues?

PD stated that there are no issues as the corridors are the same width but slightly shorter, and the proposal meets all the legal guidance.

PD stated that he had confirmed that the amendment to the plans would not require new planning permission. He had spoken to the Case Officer, and they have asked that Reed Watts submit the plans as a non-material amendment as soon as possible.

AC requested that the amended plans be submitted as soon as possible so that if there are any issues the Board could deal with them as a priority. The Chairman asked if everyone was content with the revised floor plans. This was agreed by those present.

There was some discussion regarding the progress of obtaining an archaeological survey. TM asked with regard to the archaeological investigations, whether it would be possible for the investigations to begin prior to planning permission being confirmed.

**Paul
Derrien**

**Nigel
Reed/Paul
Derrien**

<p>NR said that this potentially could be done.</p> <p>AC asked TM and NR whether they had heard from Peter Bellamy. TM said she had not heard from him, and NR stated he had not been able to make contact, despite leaving messages. As this was a potentially a significant issue, he will obtain quotes from other providers.</p> <p>TM advised that Natural England and the Council for British Archaeology have requested that the community are involved in any digs/finds.</p> <p>Somerleigh Court Drainage Connection - There was some discussion around the potential connection to the drains at Somerleigh Court. NR stated that Wessex Water are content with the proposal to join the drain connected to Somerleigh Court.</p> <p>With regard to Somerleigh Court, NR had spoken to them and is due to meet Jim Brown their Maintenance Manager next week to discuss the issue. He felt that a letter to the company head office formally requesting the connection to their sewer may be required. He will report back.</p> <p>NR advised that it would be helpful to get the contract between DACLT and East Boro drawn up and signed so that he can take the activity to the next level and he can get fully involved in the project and begin the process of tendering for the building. IG asked if NR could let Becky Smyth (Excello Law) know of any issues.</p> <p>SW stated the current issue relates to the S106. NR explained that they are looking at the due diligence with regard to solicitors as East Boro uses the same solicitors as Dorset Council. However, if this was a potential issue, they had other solicitors they could use.</p> <p><u>10) Other potential sites</u> <u>Dorset County Hospital (DCH) redevelopment</u> TM stated that she had not received a response from their Development Team.</p> <p>PD confirmed that Prime are the company who are the NHS partner providing keyworker accommodation. Any accommodation on the site will be dealt with within the hospital.</p> <p><u>Garfield Avenue</u> TM has not heard from Cllr Fry since the last meeting. Paul will chase.</p> <p><u>Vespasian House</u> IG asked if the changes to Vespasian House will be going live as a development. PD stated he had heard rumours that the hospital was going to take it forward as keyworker housing, but nothing formal.</p> <p>He added that as a result of the recent full Dorset Council meeting affordable housing appears to be a high priority for the council.</p> <p><u>Modular Housing</u> There was some discussion around modular housing, as it would be perfect for the Garfield Road site.</p>	<p>Nigel Reed</p> <p>Nigel Reed</p> <p>Nigel Reed</p> <p>Paul Derrien</p>
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SW stated that there are still significant concerns within the Housing Industry around modular housing. This is because so many companies are start-ups and do not yet have the capacity to deliver at pace. There is also a degree of nervousness around the reliability of the new products. Important players such as the NHBC are slow to offer guarantees, and lenders are wary of offering funding because the companies are so new.

11) Website

TH advised the meeting that there had been mild interest on the Facebook page and hopefully they would be able to celebrate the Tennis Court/West Walks development shortly. He stated that the Twitter page has been set up and is ready to go, however it is not currently live.

12) Any other business

AC questioned whether the potential extension to the Right to Buy legislation that has been widely reported in the press would have an impact on the DACLT. PD advised that CLT schemes are exempt from this legislation.

Date of Next Meeting

There being no other business the meeting closed at 6.30pm with notice that the next meeting would be held on Tuesday 21st June 2022 at 5.30pm. This meeting would be held in person in the Council Chamber at the Corn Exchange, Dorchester.