

Dorchester Area Community Area Land Trust

Minutes of the Board Meeting held on Wednesday 24th April 2019 at 5.30pm

Present: Izzy Aldwinckle (IA), Alistair Chisholm (AC), John Christmas (JC), Douglas Dearing (DD), Ian Gosling (IG), Lynda Kiss (LK), Felicity McLaren (FM), Tricia Mitchell (Chair) (TM), Emma Scott (ES), Andy Stillman (AS) and Barry Thompson (BT).

Also Attending Paul Derrien and Philip Jordan (Trust Member).

Administration: Paula Harding – Minute Clerk

For Action

1) Apologies

Apologies were received from Steve Watson.

2) Declarations of Interest

There were no declarations of interest made and the Chairman reminded those present that they could make a declaration throughout the proceedings if required.

3) Minutes of the last Board Meeting held on 20th March 2019

The minutes were agreed by the board and signed by the Chairman as an accurate record of that meeting.

4) Meeting with Reed Watts on 16th April 2019 (am).

The proposed building plans have been revised. A single building is now being considered with the entrance to the building facing the Yew tree.

There is an agreement to try and get planning permission for 4 floors but with only half of the top floor being accommodation and the remainder a flat roof open space for the two 4th floor flats. The two flats would be set on the car park side of the roof. The height of the building on the West walks aspect would be just 3 storeys.

Roof gardens with open access for the tenants in the building were discussed but management costs will be an issue. It was therefore proposed that the roof space would belong to the two top floor flats with no access from the other properties in the building.

In total 19 flats are proposed over the 4 floors, but the DACLT may have to consider reducing this number if the Dorset Council planning team restrict the building height to 3 floors.

5) Meeting with People for Places(PfP) Meeting on 16th April 2019 (pm)

Discussions were held with PfP about the energy use in the proposed development. It was agreed that with the high level of insulation and triple glazing proposed the heating costs should be minimal. It was noted that if possible the use of fossil fuels could be avoided.

PfP also agreed that a minimum size of 42.5 square metres per flat would be adhered to in order to comply with the Homes England grant criteria.

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| <p>The layout of the building would be similar to those seen in the visit to the pocket flats in London. All flats would be south facing and have dual aspect.</p> <p>It was agreed that underfloor heating would not be required if there was good all round insulation.</p> <p>PfP were concerned that cost of building the two 4th floor flats would be more than the rental return, although there was a possibility that the rental could be set higher for these two properties to compensate this shortfall.</p> <p>It was questioned whether the DACLT has access to the site across the current car park and allocation of the 3 car parking spaces required for construction to begin. PD is to check whether permission has been officially given and also the status of the rights of access for the residents once the building is occupied.</p> <p>AS also stated that access to the sewer was still required. The easiest route for this would be via the manhole in the bin store at Somerleigh Court. Wessex Water has previously confirmed that outflow for up to 20 flats could go into that system. Instruction is to be given by IG to Thrings to seek permission from the land owner as soon as possible.</p> <p>TM is to circulate the notes written by SW following the meeting. Another meeting with PfP is planned for 13th May.</p> <p>FM asked if arrangements for the storage and collection of bins have been made and where the refuse lorry would pick up. JC is to speak to a resident at Whetstones and find out what the arrangements are for their building with regard to the communal bin storage, as the Tennis Court properties would be similar.</p> <p>AS stated that he had asked for both Kingston Maurward and the Dorset Wildlife Trust to be involved in the development and creation of the landscaping and planting on the site. PfP however were expecting to contract a corporate landscape firm to carry out this work. It was agreed that DACLT would continue to request that KMC and DWT are involved in this project.</p> <p>It was estimate that the build costs would be around £2500 per square metre; this would lead to a sale price of between £85,000 and £100,000. The rental price would be as close to local housing allowance levels as possible, which is usually around 80% of market value rent. PD agreed to send a copy of the local housing allowance levels to all.</p> <p>TM confirmed that the plan is to still have one ground floor flat for wheelchair access.</p> <p>BT stated his thanks to AS and TM for attending the two meetings on behalf of the Trust.</p> <p><u>6) Proposal to change DACLT legal adviser from Thrings to Excello Law</u> Becky Smyth has moved from Thrings to Excello Law over a year ago. She dealt with the DACLT legal affairs whilst at Thrings.</p> <p>It was proposed by AS and seconded by BT that the DACLT engage Becky Smyth and Excello Law as their new legal advisers. All those attending were</p> | <p>Paul Derrien</p> <p>Ian Gosling</p> <p>Tricia Mitchell</p> <p>John Christmas</p> <p>Paul Derrien</p> |
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| <p>in favour. IG to instruct Excello and contact Thrings to end our agreement. IG to send the instruction to Excello law to arrange for sewer access as agreed in (5) (previously allocated to Thrings).</p> <p>JC asked PD whether some of the Council grant would now need to be repaid if legal advice was to cost less. PD replied that providing the funds were spent on this particular project there would be no requirement to repay.</p> | <p>Ian Gosling</p> |
| <p><u>7) Brownfield Sites</u> PD had emailed a link to the list of Brownfield sites which are now listed on the new Dorset Council website.</p> <p>AS asked whether there was any progress with the Monkton Park site. DD replied that the property was due to go to auction by this had been delayed.</p> | |
| <p>BT asked whether there was any progress with the Nat West Site in South Street. TM replied that she had received a response from that bank and that the old and current buildings are linked so it could not at this stage be sold separately.</p> <p>TM has been informed that the Co-op has allocated £50million for investment in affordable housing. She is to write to the CEO outlining the work of DACLT and ask about how the Trust can access some of these funds.</p> | <p>Tricia Mitchell</p> |
| <p>AC agreed to draft a letter from to the CEO of the Dorset Council, requesting that the DACLT is considered first when disposing of land and property in the Dorchester area, before offering the asset on the open market.</p> | <p>Alistair Chisholm</p> |
| <p><u>8) Membership</u> There were no new membership applications since the last meeting.</p> | |
| <p><u>9) Treasurers Report</u> The current bank account balance is £73,559. The £1000 admin grant has now been spent and PD is to check whether any funds or admin support are still available.</p> | <p>Paul Derrien</p> |
| <p><u>10) Any other business</u> i) AS asked whether any location had been agreed to store the DACLT/Homes England Contract. None had been confirmed. AS is to approach DTC ii) AC asked if it was worth spending some of the DACLT budget advertising for development sites. BT is to approach Trevor Bevins (local reported) to create an editorial piece which would include a request for sites. iii) AC had spoken to Alan Knott of Dorset Youth Association, who have been trying to move offices but been unable to reach an agreement with the local authority. ES suggested that maybe a new champion could be found within the Dorset Council to try and release this site for affordable developments. This was to be put on hold until after the local council elections.</p> | <p>Alistair Chisholm</p> |
| <p>There being no other business the meeting closed at 6.40pm with notice that the next DACLT Board Meeting would be held on Wednesday 22nd May 2019 at 5.30pm.</p> | |