

# Dorchester Area Community Area Land Trust

## Minutes of the Board Meeting held on Wednesday 20<sup>th</sup> February 2019 at 5.30pm

Present: Izzy Aldwinckle (IA), John Christmas (JC), Douglas Dearing (DD), Ian Gosling (IG), Lynda Kiss (LK), Felicity McLaren (FM), Tricia Mitchell (Chair) (TM) and Barry Thompson (BT)

Also Attending Philip Jordan (Trust Member), Teresa Rabbetts (WDDC), and Steve Watson (SW) (Wessex CLT)

Administration: Paula Harding – Minute Clerk

### For Action

#### 1) Apologies

Apologies were received from Emma Scott, Adrian Stuart and Andy Stillman.

#### 2) Declarations of Interest

No declarations of interest were made at this point. The Chairman reminded those present that they could declare an interest at any time throughout the meeting if required.

#### 3) Minutes of the last Board Meeting held on 16<sup>th</sup> January 2018

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

#### 4) Discussions with Places for People (PfP). Progress on draft Heads of Term

The Chairman reported that a positive meeting had been held with PfP and that Heads of Term had been negotiated. The Heads of Term are not legally binding but show an intention to move forward by both parties. It was proposed by LK and seconded by DD that the DACLT formally accept the Heads of Term with PfP. All present agreed.

It was acknowledged that no further progress could be made until DACLT had received written approval from Dorchester Town Council supporting this proposed partnership and the proposal to build flats for rent rather than sale.

DD requested that the DACLT approach DTC with an official proposal. IG warned the meeting that due to local elections the Town Council could be entering a 6 week purdah period ending on the 2<sup>nd</sup> May in which no council meetings would be held so no council decisions could be made.

SW is to produce a report explaining the discussions with PfP and the Heads of Term and send to IG. IG will then put together a formal proposal to DTC and request that this be considered as soon as possible.

**Steve  
Watson  
and Ian  
Gosling**

#### 5) Modifications required to Tennis Court Project if flats for rent rather than sale.

IG reported that the proposed size of the flats on the tennis court development may need to be larger if they are for rental as there is a national criteria for these types of properties which will have to be met. The new requirements will need to be discussed with the architects as and when agreement is given by DTC to proceed.

6) Progress of due diligence to obtain the Homes England Grant.

SW reported that the contracts have been signed and a claim form has been submitted. He would hope that the grant would be received in the near future, but as this one of the first applications for this particular fund the timescale is unknown.

7) Future Projects. Accessing West Dorset District Council (WDDC) register of Brownfield sites

IG has obtained the Brownfield sites list from WDDC and shared it with DD. The list is quite lengthy and includes all brown field sites covered by WDDC not just those in Dorchester and neighbouring parishes. IG and DD stated that some of the sites listed in the document have already been developed and some of those listed were already known to the Trust.

DD is currently making enquiries about two sites within the town centre. SW agreed that talking to the owners was key to the process, although if the property is owned by a business this may be more difficult as they would often be prepared to hold out to obtain market value for their asset.

TM asked if any further progress had been made on the Monkton Park site. DD responded that as Dorset County Council is to become part of the new Dorset Council on the 1<sup>st</sup> April is it unlikely that any decisions will be made before then

8) Applications for Membership

No new applications for membership had been received since the last meeting.

9) Treasurer's Report

John Christmas reported that the only change in the balance since the last meeting was the payment of the annual membership fee to the Financial Conduct Authority of £67.

10) Any other business

(i) Phillip Jordan addressed the meeting and expressed concern that the last minutes stated that the tennis court development should be as 'eco-friendly as possible'. He requested that in future the Trust use the term 'passive house' when discussing their requirements with Reed Watts and other professional partners. (Passive House is a rigorous, voluntary standard for energy efficiency in a building, which reduces the building's ecological footprint). All agreed.

Mr Jordan also asked that the Trust seek to clarify why the size of the flats that Homes England require are 5 square metres more than the national standard. This would have an impact on the number of flats that can be included in the scheme. It was agreed that IG would check why there was a difference.

FM asked that the Trust record their thanks to Mr Jordan for attending the meetings and putting forward his expertise and knowledge on this subject.

(ii) IG stated that the provisional date in May for the AGM had been set too early in the year and that a later date would need to be agreed. The new AGM date was therefore set as the 19<sup>th</sup> June 2018 at 6pm.

There being no other business the meeting closed at 6.55pm with notice that the next DACLT Board Meeting would be held on Wednesday 20 March 2019 at 5.30pm.

IG