

Toller Porcorum Community Land Trust Ltd  
Annual General Meeting  
Held at the Village Hall on 17<sup>th</sup> November 2014

Present: Paul Derrien, Rural Housing Development Officer WDDC, George Sartin, SUSTRANS.

Colin Baker, Chairman. Barry Rutherford, Treasurer. Alex Carstairs, Director. Rorie Geddes, Secretary. Shareholders: Jennifer Rolfe, Janet Knowles, Jeremy Stavenhagen, Evelyn Whitcombe, Debbie Billen, Pat Rutherford.

Apologies: Jill and Brian Bacchus, Simon Thompson, Steve Watson, Karl Hine, Peggy Denty, Paul McCarry.

- 1) Colin Baker welcomed everyone to the meeting.
- 2) Matters arising, Alex has been liaising with Andrew Gray, Aster Homes Media Co-ordinator regarding a press release. Photos were taken on site with Colin, Alex, Paul McCarry and Frank Scoulding in attendance. We have no indication, as yet, when an article will appear in the local newspapers.

3) Directors' report.

1. A site meeting was held on the 28<sup>th</sup> October, attended by Frazer Garner, Paul McCarry, Frank Scoulding, Rorie and the new owners of No.15. Report from the minutes of the Project Meeting:

Meeting held the previous week with the purchaser of 15/15A and discussion on how the various sections of the boundary were to be dealt with. No disagreement in principle with the adjoining owners and agreed that as works progressed that at strategic times further meetings will be held to discuss various aspects of the boundary. Agreed that as the pre-cast reinforced concrete sections to the boundary with 15 would need to be longer than first anticipated, Kendall Kingscott to be asked to see if this would require any approval from the Planning Authority.

2. It has been established that responsibility for the buttresses rests with the owner of No.21. It is hoped that a Party Wall Award will be finalised with Charlotte's Surveyor in the near future.
3. A site meeting, attended by George Sartin, Karl Hine, Frank Scoulding, Paul McCarry, Alex and Rorie, was held on the 14<sup>th</sup> November to discuss the proposed

access track down to the Sustrans land. It was agreed that this was impractical owing to the very steep slope down to the land. This will be looked at again when the site has progressed to see if a smaller path is possible.

#### 4. Progress of building work, report received from Frank Scoulding

Current status on site. 14/11/14

Post Office foundations underway with 75% of concrete in place. Progressing next week with foundation of retain wall to boundary of No, 21 High St. and then continuation to remaining foundation work.

North boundary retain wall along stream line is 90% complete and foundations for the concrete section wall on eastern boundary with No,15 are

being constructed. The Precast sections will start to be positioned in the next week.

The overhead power cable removal work is scheduled for the end of next week and SSE will notify when and "if" there may be a short interruption to supply.

5. The Highways Agency has declined to adopt the road into the site. There would be no parking for non-residents. Aster Homes would be responsible for its maintenance and the provision of street lighting. Advice has to be taken from Secure by Design with regard to safety and security when the houses are occupied. This might include the provision of streetlights but there is a consensus in the village that only very minimal lighting is appropriate if at all. A letter from Bryony Baxter was received supporting this view.
6. The name of Hereward Close is being considered. Alex and Evelyn stressed the need to obtain a postcode for the new post office.
7. Alex reported that legal matters have been concluded; he is waiting for confirmation that all bills have been received from DWF. The final cost figure is required to calculate the capital gain on the grant of the lease to Aster. Tax is to be paid by Aster.
8. Post Office; Evelyn reported that a grant of £250 had been received from Wessex Community Action. In addition she has raised £1242 for equipping the new PO. A grant of £4291 up to £9250 has been offered by the Post Office to provide official items required by the Post Office and a Lottery Fund grant application has been put in for £5500 for other equipment including floor coverings. There is a further £269 held by the Toller Porcorum Village Association, which had been reserved for removing from the existing PO. If the Lottery application is unsuccessful an approach could be made to Aster Homes who have a fund to assist with this sort of thing. Alex to contact Debbie Jones, Aster. The old safe would be required in the new PO.

9. Colin, Jill and Rorie attend monthly Project/Site meetings, chaired by Frazer Garner. There had been Village comment that information was not readily available. However a bi-monthly progress report is available from the Post Office, it is also posted to the Village Web Site [www.tollerporcorum.org/community-land-trust.html](http://www.tollerporcorum.org/community-land-trust.html) Alternatively, if anyone has concerns they can contact a member of the board. Jeremy commented that so far the works had been very unobtrusive.
  10. The electricity cable that runs over the site is to be buried. This will require an easement to which the CLT will be a party and costs will be picked up by Aster.
  11. It appears that the land below the crib wall to the north of the site and the area where the Containers are placed may be surplus to requirements and available for sale. They are currently included in the Aster Lease. This could be a complex process and was not a priority. The board would like to see more parking available on the latter area.
- 4) The Accounts, presented before the meeting, were approved and signed.
  - 5) The proposal not to have an audit under S25.2 of the CLT rules was approved.
  - 6) Election of Directors; Jill and Rorie retire by rotation, and indicated that they were willing to stand again. Proposed by Evelyn, seconded by Pat and approved by the meeting. The posts of Chairman, Treasurer and Secretary were confirmed by the meeting.
  - 7) Next meeting to be February/March to include an Aster representative. Meeting closed at 2.30