

Toller Porcorum Community Land Trust Ltd  
Special General Meeting and General Meeting  
Held at the Village Hall on 4<sup>th</sup> February 2013

Present: Steve Watson, Somerset, Devon and Dorset CLT project. Paul Derrien, Rural Housing Development Officer WDDC, Karl Hine, Aster Homes/Synergy Housing Association. Colin Baker, Chairman. Barry Rutherford, Treasurer. Alex Carstairs, Director. Jill Bacchus, Director. Rorie Geddes, Secretary. Shareholders: Jeremy Stavenhagen, Peggy Denty, Janet Knowles, Mick and Jennifer Rolfe, Evelyn Whitcombe, Debbie Billen.

Apologies: Richard Blackmore, Patrick Woodford, Pat Rutherford.

Colin Baker welcomed everyone to the Meeting.

Rorie reported on the progress of the CLT Ltd. The Company was registered on the 8<sup>th</sup> August 2012 and now has 16 members. Within 6 months we are required to elect directors and the following had offered to stand;

Colin Baker. Proposed by Peggy Denty, seconded by Debbie Billen

Jill Bacchus. Proposed by Evelyn Whitcombe, seconded by Barry Rutherford

Barry Rutherford. Proposed by Rorie Geddes, seconded by Janet Knowles.

Alex Carstairs. Proposed by Colin Baker, seconded by Jill Bacchus.

Rorie Geddes. Proposed by Colin Baker, seconded by Jill Bacchus.

These were all duly elected.

1. The minutes of the meeting on the 18<sup>th</sup> December 2012 had been distributed. Mick Rolfe asked for a copy of the Flood Report and Karl undertook to send it to him. There were no other matters arising.
2. Feedback from Open Meeting:
  - Karl had prepared display boards to show elevations and floor plans but these did not show site details.
  - There were 43 attendees, including Karl Hine and Paul Derrien. Cups of tea and coffee were available and the general impression was that it was well attended and satisfied its objectives.
  - Issues were raised by Old Mills residents and those overlooking the site. The main issue was traffic and parking. It was suggested at this meeting that perhaps some road widening alongside the No 8 plot would be possible.
  - It was pointed out at the open meeting that the buttresses for No 21 were on the post office land and Vanora had undertaken to do some repairs to these. Karl undertook to ask his building surveyor to look at these and see what was required.

- Alex was waiting for probate before asking Satish Hereward if the willow tree beside the post office site could be removed. There is still some uncertainty over boundaries.
- As a result of seeing the designs for the first time, Paul Derrien produced some sketches of design modifications that WDDC would like to see incorporated. These include, wooden windows, false chimneys, rendered finish with different colours and little porch roofs as typified in the rest of the village.

### 3. HCA and WDDC Bid Conditions.

- Land availability: Probate has now been applied for and Vanora's land has been valued at £32k. The Village Hall Trust is not allowed under Charity Commission Rules to donate this land to a non charity. The issue of land availability has now become a priority and the Village Hall Trust, having voted unanimously to give this land to the CLT, undertook to write to the Charity Commission. In order for Aster/Synergy to commit to the scheme, land availability must be secure by March 15<sup>th</sup>. It was suggested that a delegation should go and see the CC to try to resolve the issue.
- *Subsequently, The CC don't do person to person, the letter has now been sent and the board are investigating other options, including a transfer of the land to Synergy (charity), long leases, turning the CLT into a charity and a request has now been made to WDDC to underwrite the scheme as all other options, whilst possible, are very unlikely to be resolved in time to enable Synergy to obtain verification of the HCA's grant without bearing a significant cost risk. This verification needs to be obtained in March; otherwise the grant maybe withdrawn and reallocated to another scheme.*
- Heads of Terms have been sent to the Longley's solicitor for preparation of the deed.
- The Eco, bat and Asbestos surveys have been done but not yet reported.
- The ground survey is due imminently.

### 4. Legal Issues.

- The key points schedule not to be done until the problem of land availability is clear.
- The lease agreement is still being prepared. The Symondsburry Scheme lease is near completion and this will be used as a template for ours and other schemes.
- The Section 106 Agreement which deals with the local connection has four stages of criteria. 1) Already living in the area, 2) reasonable reasons of support for someone living in the area, 3) working in the area, and 4) has a close relative in the area.
- This would be applied firstly to Toller, then surrounding villages and then the outlying area. The living clause is 6 months or 3 out of the previous 6 years. Priority would be given to the local connection over housing need.
- Paul undertook to draft and circulate by the next meeting.
- Our solicitors, Cobbits, had got into difficulties and were to be taken over on the 5<sup>th</sup> February by DWF.

- *Subsequently, this happened as planned and Ian Moran has assured us that it is business as usual for the CLT*
5. Any other business,
  6. Mick Rolfe asked that any matters arising out of board minutes could be discussed at *General Meetings*.
  7. The next meeting will be on Monday 25<sup>th</sup> February, 2.30pm in the Village Hall.

Meeting closed at 3pm.