

Toller Porcorum CLT Inaugural Steering Group Meeting.

Held at the Village Hall on 2nd April 2012 at 6.30

Present: Steve Watson, Somerset Devon and Dorset CLT Project. Tim Crabtree, Wessex Community Assets. Robert Aspray, Rural Housing Development Officer West Dorset District Council. Nigel Lester, Synergy Housing Association. Village members: Colin Baker, Barry Rutherford, Debbie Billen, James Billen, Brian and Jill Baccus, Evelyn Whitcombe, Peggy Denty, Alec Carstairs, Jeremy Stavenhagen, Vanora Hereward, Mick and Jennifer Rolfe, Patrick Woodford, Richard Blackmore, Will Crocker, Rorie Geddes.

Colin baker welcomed everyone to the meeting and introduced the three speakers.

Steve Watson introduced the concept of the Steering Group and pointed out that there were too many in the room to go on the Management Board and he would like to organise subgroups to take forward the legal format of the Community Land Trust and the partnership arrangement with the Housing Association.

He also pointed out that the Steering Group was not the place to object to the proposal for a new post office and affordable housing. There would be other opportunities at the planning stage.

Robert Aspray reported that he has had six responses to the Housing Needs letter, eleven on the housing list and eight households with Toller connections. He expects more responses and said that we could include the various hamlets around the village when the CLT was more advanced.

Steve Watson displayed the Project Plan or Timeline. It is very important to plan for the March 2015 deadline and he pointed out that most of the CLT work was in the first six months. In answer to a question he explained the achievements to date.

It was pointed out that consent for affordable homes had been granted on the allotments adjacent to the Village Hall. This had expired and it was thought that the long notice period required to move tenants would make this land unviable. Possibly something for the future.

Robert Aspray had made contact with Symonds & Sampson who act for the Longley family, part of the proposed development, and Synergy would enter into negotiations for the site.

Vanora Hereward has offered land at a nil purchase price on the condition

that part of it is used for a new post office.

Tim Crabtree introduced the three legal formats for the CLT: Charity (company limited by guarantee), Community Interest Company (CIC), and a Community Benefit Society (formally an Industrial and Provident Society). He feels that the latter is the most appropriate in our circumstances. The details were included in a paper made available before the meeting. Land is purchased by the Housing Association and transferred to the CLT in exchange for a 125 year lease. The CLT would also have to undertake a Section 106 Agreement, part of the planning consent which specifies the obligations and criteria required before an 'Exception' Planning Consent can be granted. Future options for CLTs can include shops, pubs, farms, renewables and self build.

Steve Watson had produced a paper before the meeting showing a draft partnership agreement between the CLT and the Housing Association. It was important that this was agreed in principal so the HA could apply for funds. The CLT has control of plans and tenants but subject to HA approval.

The District Council was to be asked to cover legal and planning costs and incorporation expenses but it was appreciated that funds would need to be sought from others to assist with the post office. The Plunket Foundation was a likely starting point.

Steve asked if a small number of members could volunteer for the subgroups. Partnership agreement sub group; Jennifer Rolfe, Alec Carstairs, Patrick Woodford, Jeremy Stavenhagen, Richard Blackmore and Colin Baker. The legal entity group, Mick Rolfe, Evelyn Whitcombe, Vanora Hereward and Alec Carstairs.

Steve undertook to do a 'Doodle Poll' for the next meeting, proposed dates, May 8th, 1830hrs, May 14th 1830hrs or May 16th 1830hrs.

Subs; Monday May 14th, 6.30pm Village Hall
The meeting closed at 2000hrs.