

Toller Porcorum CLT Steering Group Meeting.

Held at the Village Hall on 3<sup>rd</sup> September 2012 at 6.30pm

Present: Steve Watson, Somerset Devon and Dorset CLT Project, Paul Derrien, Rural Housing Development Officer West Dorset District Council, Chris Moglia, Synergy Housing Association. Village members: Colin Baker, Barry Rutherford, Debbie Billen, Jill Bacchus, Evelyn Whitcombe, Jeremy Stavenhagen, Mick and Jennifer Rolfe, Richard Blackmore, Alex Carstairs, Patrick Woodford, Rorie Geddes.

Apologies; Allison Sargeant

Colin baker welcomed everyone to the meeting and introduced Paul Derrien who has taken over from Robert Aspray.

The minutes of the meeting on the 18<sup>th</sup> June 2012 had been distributed and there were no matters arising other than some erroneous attendance details.

Tribute was paid to Vanora Hereward who sadly died on the 27<sup>th</sup> July. It is understood that she has willed her land for the project to the Village Hall Trust.

Steve Watson produced a new timeline showing a projected completion of August 2014. He stressed the importance of the land transfers being made in good time.

Chris Moglia reported on progress to date; No particular problems on title, inspection of the site by WDDC Tree Officer, Graham Cox, had not revealed any tree issues. New plans were presented for the feasibility study showing six units plus the Post Office with an estimated build cost of £737k excluding any requirement for piling. Funding of £61k per unit was required which was probably £10k in excess of money available from the Homes and Communities Agency. Some funding should be available from WDDC and Synergy would seek to make savings where they could.

Chris had met the Longley's on site, they also wished to sell the plot next to No.7 and maintain a right of way to the small strip of land down by the river.

This plot could take two semi-detached cottages but would need to avoid the escarpment. Subs. This strip is now to be sold by the agents.

Rents would be at 80% of market rate as determined by local survey. They would be set below District Council Housing Benefit. The Post Office would include a toilet and Kitchen. There would be an annual ground rent Payment of £4 per unit/week to the CLT but it was pointed out that this adds an extra £5k/unit to the build cost. The application to the HCA was scheduled for early October with planning in the New Year.

Biodiversity and flood reports are required.

Minor alterations were agreed to the Heads of Terms, funding of legal services of £5k was available and Alex Carstairs agreed to take this forward with Cobbetts Solicitors along with the Section 106 Agreement and the Option Agreement for the purchase/transfer of land.

An open meeting will be held approximately two months before planning for the whole village. There will be an opportunity from around 3pm to look at plans and discuss any issues followed by the meeting and a chance to promote interest and membership of the CLT. It would be announced via the Village Notice Board, Parish Magazine, to the Members and the Website page.

Members were invited to apply for shares of £1 each and application forms were distributed. Subs. Pointed out on this form that CLT objectives should have included the Post Office, new forms available from the Post Office or Secretary.

Peter Davis, who manages the Village website, has kindly agreed to include a CLT page. This will show details of directors and secretary, future dates of meetings etc. and links to the Constitution and minutes of meetings.

A request for a logo for the share certificate and letter headings had been made. A sketch had been done by Jill Bacchus and this was approved by the meeting.

The next meeting of the Steering Group is scheduled for 8<sup>th</sup> November, 6.30 at the Village Hall.

Meeting ended at 8.15pm