



**Notes of the Sixpenny Handley Community Land Trust Steering Group Meeting
held on
28th April 2015 at 7pm in the Parish Office**

Attendees: Simon Parker (Chair), Jenny Chapman (Secretary), James Reed (Treasurer), Matt Gibbons (Board), David Salmons, Don Penrose, Tim Reynolds, Ros Adams, Colin Taylor, Dave Adams, Steve Barrett, Rachel Acton, Andy Turner, Andy and Sonja Dodd

In Attendance: Steve Watson (WCLTP)

Apologies: Vic & Linda Howard, Ian Mereweather

1. Welcome and Apologies

2. Notes of the meeting held on 9th March 2015

The notes of the last meeting were agreed.

Matters Arising: Feedback 'word-on-the-street' following article in last Downsman is that there is a great deal of confusion surrounding who would be eligible to enrol on the EDDC Housing List. There appears to be three main concerns (i) people not on list anymore as they missed the one month 'window' to re-register; (ii) misconception that local people cannot register as they are currently in private rented accommodation; (iii) lack of understanding that people can register NOW purely on the basis they are local or have a connection to the village. Note – this will put them initially a low priority, BUT once SHCLT negotiate a S106 with the HA for the new houses, they could be higher priority. **Action** to take this forward via Project Team and Communication Plan (see AOB).

3. Update re Grant Application (for site investigation work and initial architect plans)

Simon Parker updated the group on current status. There was considerable work involved in putting the grant together which Simon has been working on with Steve Watson. The Grant application has been submitted but there are some ongoing questions from the grant provider around contractors' day rates etc. This appears to have been resolved by ensuring all contractors give a 'fixed price'.

It was also noted that the Board need to speak with EDDC with regard to access to the proposed site for site investigation contractors.

4. Overview of Project Plan and Approaching Housing Associations

Steve Watson advised the group that currently we are still on track to take advantage of the current funding grant for the build. We should begin to think about approaching possible partner Housing Associations though. There followed a group discussion around the issues involved with this.

Steve explained that there were really only two possible contenders – Synergy or Hastoe. Steve gave some interesting background to both; Hastoe are an older company

that have gradually built up their housing stock; Synergy were created a few years ago when the Government sold off housing stock to housing associations.

There are other HA's in East Dorset, but they have not worked with a CLT before. There are also HA's in other areas (e.g. Devon) that have worked with CLT's but are not in East Dorset. Steve explained it would probably not be feasible to work with these other HA's. Query whether we should approach some of them for completeness though?

5. Preparation for Meeting with EDDC and Synergy on 13th May

The purpose of the meeting is for SHCLT to understand the current Housing Policy and allocation criteria. It was decided that attendees for the meeting will be: Simon Parker, James Reed, Jenny Chapman, Ros Adams, Steve Watson.

There was a group discussion to formulate the questions that SHCLT wish to table. The Board will put together a list of questions for the meeting agenda to be forwarded to EDDC ahead of the meeting. These will also be circulated to Steering Group members. Steering Group members to send any questions they would like asked to Jenny Chapman

6. Review of Action List

The Action List was reviewed with some updates on progress notably:

- 6.1. Items 2 and 3 – James Reed updated the group that Share Certificates are in hand, the Membership form is very nearly complete and will be circulated shortly in order to issue certificates. The bank account is also very nearly set up, just some formalities to complete.
- 6.2. Item 4 – Matt Gibbons updated the group that email addresses and a webpage are being set-up and managed by 'The Web Booth'. There will be a small cost for which we can use some grant funds.
- 6.3. Item 12 – now we have instructed Battens Solicitors, Simon Parker will set up a meeting with EDDC to negotiate the Heads of Terms for purchasing the proposed land at Common Road.
- 6.4. There is one new action – arising out of Item 4 above – Andy Turner has kindly agreed to assist the SHCLT to move forward a community Communication Plan. He will meet with the Board as part of a project team to take this forward.

Jenny Chapman will update the entire Action Plan and circulate shortly.

7. AoB

Creation of a 'Project Team' to take actions forward. It is expected that membership of the Project Team will emerge and change over time, depending on activities required.

Current Project Team and actions:

- i) Board and Andy Turner to create and implement a Communication Plan for community communications with a webpage, Facebook and Twitter. Meeting to be arranged once webpage is in place to agree content of webpage and content/nature of Facebook and Twitter posts. JC to set up meeting.
- ii) Board and AN Other(s) (volunteers to come forward please) to put together Project Team to move forward with choice of a Housing Association partner.

8. Date of Next Steering Group Meeting

June 2015 – date and time to be agreed via Doodle poll.