

Dorchester Town Council

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14 March 2018

Agenda for the meeting of the **Policy Committee** which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **Tuesday 20 March 2018** at **7.00pm**.

Adrian Stuart
Town Clerk

Public Speaking at the Meeting

The Chairman has discretion to allow members of the public to speak at the meeting. If you wish to speak please ask the Chairman before the meeting starts. We ask speakers to confine their comments to the matter in hand and to be as brief as is reasonably possible.

Member Code of Conduct: Declaration of Interests

Members are reminded that it is their responsibility to disclose pecuniary or non-pecuniary interests where appropriate. A Member who declares a pecuniary interest must leave the room unless a suitable dispensation has been granted. A Member who declares a non-pecuniary interest may take part in the meeting and vote.

Membership of the Committee

Mayor S. Hosford and Councillors B. Armstrong-Marshall, R. Biggs, A. Chisholm, T. Harries, G. Jones (Chairman), T. Jones and P. Stein.

1. Apologies, Declarations of Interest & Signing of Minutes
To sign the Minutes of the meeting of 23 January 2018, adopted by Council on 30 January 2018.
2. Financial Report at 28 February 2018 **A**
3. Corporate Plan Update at 28 February 2018 **B**
4. Local Government Reorganisation and Cuts to Services **C**
5. The possible use of Play Areas and Open Spaces as sites to deliver Affordable Homes for Young Workers – for information only **D**
6. Trustee Appointments at Dorchester Municipal Charities **E**

DORCHESTER TOWN COUNCIL
POLICY COMMITTEE – 20 MARCH 2018
FINANCE REPORT AT 28 FEBRUARY 2018

1. Summary of Current Position

- Month 11 spend v. profile at Appendix 1 indicates underspend of £64,000
- Reasons include Pension payments (-£9k), Special Items costing less (-£11k), Outdoor Services supplies carefully managed (-£25), Cemetery Income (-£6k), CCTV (-£5k) although there are overspends on Rates (+£8k) and Municipal Buildings income is below budget (+£7k)
- Additional contributions will be made to Reserves for WW1 commemorations (£8k) and Equipment Purchases (£10k) for purchases delayed from this year
- Year End position likely to be c. £50k underspend, consistent with assumptions in January report re 2018/19 Budget

2. Cash Position at 28 February 2018

	£000	
• Lloyds Bank	239	Nil interest
• Payden Global	1,000	c. 0.70% return
• National Savings and Investments	205	0.70% interest
• Total Cash	1,444	(31 Dec £1,780k)

3. Debtors & Payments

- Debt over 30 days at 28 Feb 18 is £776, 5 debtors (31 Dec £435, 1 debtor)
- Payments list 1 January – 28 February 2018 on website. Supporting vouchers can be inspected during normal office hours

RECOMMENDED that the Payments list, totalling £400,817.26 is approved

4. Projects with significant Cash Flow or Reserves Implications

- Borough Gardens Clock refurbishment project completed ahead of schedule - £45k to be funded in 2018/19 from Reserves and Special Items
- Weymouth Avenue Pavilion Conversion - £70k completed in March, largely funded by partner contributions
- Borough Gardens Tennis Courts - £173k, commenced in March with costs to be incurred in the new year
- Dorset County Museum – £30k loan repaid to us, and £25k grant paid to DCM
- South Street Paving – second instalment of our contribution made - £95k and works in upper South St ongoing

Adrian Stuart
Town Clerk

MANAGEMENT REPORT AT 28 February 2018

By Spend Type	Budget £000	Profile £000	Actual £000	-Under/Over £000
Staff	701	642	623	-20
Capital Financing	49	41	41	0
Other Payments	512	476	423	-53
To Specific Reserves	141	141	141	0
Income	-204	-188	-179	9
Net Budget	1,198	1,113	1,049	-64

By Service	Budget £000	Profile £000	Actual £000	-Under/Over £000
Allotments	-2	-2	-5	-3
Parks & Open Spaces	141	137	136	-1
Cemeteries	-12	-10	-17	-7
Corp. & Dem. Manage.	36	31	29	-2
Cultural & Twinning	47	43	38	-5
Municipal Buildings	132	128	129	2
Other Services	70	62	48	-13
Office Team	367	339	333	-6
Outdoor Services	419	385	358	-27
Net Budget	1,198	1,113	1,049	-64

Earmarked Reserves with budgeted Expenditure In Year	Budget £000	Profile £000	Actual £000	-Under/Over £000
Borough Gardens	11	11	24	13
Municipal Buildings	25	25	23	-2
Play Equipment	9	9	9	0
Vehicles and Equipment	17	17	17	0
Maumbury Rings s106	10	10	2	-8
WAP Conversion	0	0	45	45
Corporate Projects	225	225	238	13
Net Budget	297	297	358	61

DORCHESTER TOWN COUNCIL**POLICY COMMITTEE – 20 MARCH 2018****CORPORATE PLAN – PROGRESS AGAINST STRATEGIC AND OPERATIONAL MILESTONES**

1. Key changes since January are listed on the table at Appendix 1.
2. There are specific update reports elsewhere on the agenda regarding
 - Working with Magna to consider possible Housing sites – feedback from the consultation exercise
 - Local Government Reorganisation
3. Additional information is provided for two of the Actions as follows: -

Dorchester Town Community FC - The Avenue Stadium 3G Project

- Final costs for the project are £490k, £15k below original budget, negotiations ongoing to reduce further
- Grants confirmed to date £437k, including £50k from DTC which has been matchfunded by local football community. Fundraising ongoing
- Funding application to Football Foundation proved overcomplicated, approach to WDDC for large scale support was not considered in time
- Current shortfall is £53k, expected to reduce. Club can cover most of this by receiving first year fees up front, although this might affect year 1 profit and contribution to Replacement Fund
- Cashflow remains an issue, particularly re VAT. **RECOMMENDED** that Town Clerk is authorised to extend a loan of up to £30,000 for up to 1 year to help manage cashflow resulting from VAT and other contributions – to be secured against use of the pitch

Lower South Street Street Furniture

- The Town Council agreed to use savings from its Walks Street Cleansing Budget to create a fund to refurbish and enhance street furniture provision around The Walks and the town centre, setting £18,000 pa aside for the next 3 years to create a fund to support the activity (£54,000 in total)
- The South Street paving scheme has both enhanced that area and increased footfall through it. Historically there have been no benches in the area, while hanging baskets and waste bin provision has been limited. Traders in this area have asked whether these can now be provided
- The Outdoor Services Manager will liaise with Highways and the Waste Partnership to identify what might be possible and suitable for this area and also consider how any new furniture purchased might be replicable into upper South Street. He will also consider the most suitable management regime for planting and other maintenance issues

- It is important that furniture complements the pedestrian wayfinding signage being developed by the Joint Heritage Committee. A sub-group has been established to support development of that project and it is suggested that the group is consulted on any proposals
- **RECOMMENDED** that £10,000 of the Public Realm Reserve is allocated to the project, to be supplemented by partner contributions if they can be achieved

Adrian Stuart
Town Clerk

CORPORATE PLAN MILESTONES WORKING WITH PARTNERS

Project	Cttee	Milestone	Anticipated Outcome	Current Progress	Success ?
Local Economy					
Work proactively with developers	Pol	Quarterly meetings	Better understanding of emerging issues	No recent contact required.	😊
Develop shared vision for future of Wednesday Market	Pol/DMJP	Strategy in place to revitalise Wednesday Market Mar 18	Vibrant Market contributing to town's attractiveness & retail offer	Action Plan in place. Visited Xch BC to discuss their approach to Market management	😊
Develop & Implement Heritage Tourism strategy	Pol/HerJ	Steering Group in place Sep 17	Increased tourism visits to Dorchester	Completed	😊
		Preliminary strategy shared with wider Forum Mar 18	Support from wider Heritage & Business Community	Struggling to arrange 2 nd mtg. Jon Murden presented to Civic Society	😊
Housing					
Develop our Housing sites					
• Trinity St site with Dorchester CLT	Pol	Planning application Dec 17	20 1bed flats for sale to young workers	Pre-planning mtg with WDDC on 21/3	😊↑
• Other possible sites	Pol	Sites agreed Nov 17	3-5 sites, 20-70 units for sale/rent to young families and workers	Initial consultation by Magna late Feb.	😊
		First site to planning application Mar 18	-	Target not realistic.	
Debate future housing need and possible locations	P&E	See Local Plan Review (Democracy etc)	Positive contribution influencing WDDC Local Plan	Meeting with Stinsford & Charminster Feb. Report to P&E March	😊

Traffic & Highways					
Support DTEP project	Pol	South St paving works Phase 1 completed Aug 17 Phase 2 completed Mar 18	Improved appearance of main shopping street	Works completed, below budget Work commenced Feb 18	😊 😊↑
Influence Traffic & Parking Strategy development	Pol	Role on Steering Grp agreed Dec 17	Cohesive strategy to manage competing parking needs in town	Regular officer meetings WDDC & DCC. Report to DTEP Group 25/4 re future governance	😊
Agree interest in DCC H'ways Working Together	Pol	Decision on expanding role agreed Sep 17	Worst impacts of DCC budget cuts mitigated	Agreed. Need to work on policy and budget alongside District services	😊
Support continued Bus provision across the town	Pol	Understand current usage & re-provision Aug 17	Continued delivery of relevant service	No need for involvement short term. Maintain watching brief	😊
Community Wellbeing and Cultural					
Develop and support implementation of Community Plan	Pol	10 new community led initiatives underway Mar 18	Increased opportunities for all sectors of the community	T&F Gp formed to review	😊
Support Dorchester Town CFC to implement a 3G pitch	Pol	Decision made re level of capital support Nov 18 Funded plan in place for new pitch Mar 18	Better use of private football assets, creating opportunities to reuse our existing assets	£50k grant allocated. See attached report	😊↑ 😊
Support Maltings Arts to deliver The Maltings	Pol	Decision made re level of capital support Nov 18	Improved Arts facilities in town	£250k grant reserved. MA in active discussions with Supporters, WDDC and ACE	😊

Support groups to develop Recreational, Cultural and Community infrastructure	Pol	Decisions re levels of capital support on demand Mar 18	Community groups delivering extra operational infrastructure	£10k grant to Shire Hall agreed £6k to DBid for town Wi-fi agreed	😊 😊
Environmental & Heritage Refurbish parts of the Town Walks, upper South Street and Southgate	Pol	Phase 2 Walks project agreed Jan 18 Also see Traffic & H'ways DTEP	Improved appearance of The Walks -	South Walks scheduled for Feb '18 @ £25-£30k – delayed start Also see Appendix 2	😊
Engage with Heritage and Business partners to create shared tourism vision	Pol/ HerJ	See Local Economy	See Local Economy	See Local Economy	😊
Carry out Informal heritage sites audit	Pol/ HerJ	Auditor appointed Nov 17 Audit completed Mar 18	Improved accessibility of town centre	Awaiting Steering Group discussion	😊
Replace tourism signage	Pol/ HerJ	Funding in place Sep 17 Contract let Jan 18	Funding agreed inc £20k DTC -	Project plan in place	😊

CORPORATE PLAN MILESTONES WORKING ON OUR OWN SERVICES

Project	Cttee	Milestone	Anticipated Outcome	Current Progress	Success ?
Allotments Develop Red Cow site as garden plots	Man	Site handed over Mar 18	Site ready for occupation	Community Group formed but currently inactive.	☺
Parks & Open Spaces Build 2 Tennis Courts on BG Bowling Green	Man	Courts operational Apr 18 (new date due to costs)	Improved courts, land released for Housing	Started on site Mar 18	☺↑
Locate all existing service infrastructure (Benches, Bins, Trees, etc) onto digital maps	Man	All databases plotted on GIS maps Mar 18	More efficieint and effective service delivery	Work underway	☺
Support Dorch. Cricket Club to develop its capacity	Man	Recreation Pavillion handed over Aug 17	Club becomes self-reliant, reducing our costs	Club has taken over bookings for 2018. Club to assist maintenance during 2018 season	☺
	Man	Pitch booking handed over Jan 18			
Enable Dorch. Boxing Club to create permanent base	Man	Pavilion Changing rooms converted Dec 17	Effective use of redundant space	Work completed. Site operational late Mar 18	☺↑
Develop plan for facilities on The Great Field	Man	Preliminary consultation Sep 17	New and Interesting public open space with facilities in Dorchester	Successful Consultation completed Costing & funding underway	☺
Decide re Hawthorne Rd MUGA	Man	Decision made to proceed or not Nov 17	Possible new play space	Decision not to proceed taken Jul 2017	☺

Cemeteries Complete Poundbury Infrastructure	Man	Ext walls built and internal roads underway Mar 18	Infrastructure in place. Will assist grave locating	Works delayed until 2018/19	☹
Municipal Buildings Refurbish stonework	Man	Works completed Nov 17	Part of building refurbishment	Completed	☺
Culture, Twinning & Other Co-ordinate WW1 Commemorations	Man	Centenary Park dedicated and Trail in place Mar 18	Dorchester's role in WW1 commemorated	Consents rec'd. Planning advice sought. Target completion Jun 18	☺
Governance & Admin. Engage in Local Government Reorganisation discussions	Pol	Develop options to support at risk services Nov 17	Mitigate impact of anticipated cuts in local service delivery	See separate report	☺
Continue to respond to WDWP Local Plan Review	P&E	Review Turnberry N.D. submission Sep 17	Better knowledge of long term options	See Housing.	-

☺ Positive progress
 ↑ Major Step Forward

☹ No tangible progress
 ↓ Major Step Backward

⊖ Project has a problem likely to result in missing objective

DORCHESTER TOWN COUNCIL**POLICY COMMITTEE – 20 MARCH 2018****LOCAL GOVERNMENT REORGANISATION AND CUTS TO SERVICES**

1. Members have received a number of informal briefings regarding the District Council's approach to discretionary services, where for financial reasons they have signalled an intention to withdraw from service provision. In particular they have previously sought informally to clarify this Council's attitude to support for Public Conveniences, TICs, Grants and Donations, Street Cleaning and Local Economic activity. While the District Council have called the approach "delegation" a more accurate definition is Service Transfer.
2. While discussions were originally initiated due to the District Council's worsening financial position there was no specific timetable. The announcement of Local Government Reorganisation has sharpened the focus on 31 March 2019, just 12 months away, as a probable date for change. There is every likelihood that budgets for discretionary services will be severely reduced by the new Unitary Council, adding impetus to the District to resolve the future of locally valued services before reorganisation happens.
3. WDDC have written to the Council (Appendix 1) to initiate formal discussions.
4. I have drafted a response (Appendix 2), based on this Council's previously discussed position, which Members may wish to adapt, welcoming discussions but encouraging both a holistic and realistic approach to them which places the needs of the town's residents, workers and visitors ahead of those of the future unitary council.
5. The Committees comments and support is sought.

Adrian Stuart
Town Clerk



Our Ref: LGRC/AT/SH/MR Your Ref:

Adrian Stuart
Town Clerk
Dorchester Town Council
Council Offices
19 North Square
DORCHESTER
DT1 1JF

Dear Adrian

Devolution of Assets and Services - Request for Formal Expressions of Interest

You will be aware from ongoing discussions of the position in respect of various discretionary services currently provided by West Dorset District Council (WDDC) that may not continue in the future due to funding pressures, and the opportunity that currently exists for the potential transfer of assets and services to the Town Council.

Giving more local control of important local services means that services may be improved, could be more efficiently provided and might be more responsive to customers than the existing District Council led services.

Your Council is involved in the Programme Board which has initially considered five services proposed by WDDC for transfer: TIC/ tourism, public conveniences, town centre economic development, discretionary grants, town centre street cleansing.

If these services are considered to be locally important then the District Council has stated that is prepared to work with local councils through a structured programme to establish a way of continuing to provide these services at no cost or reducing cost to the District Council, whilst making some funding available to assist with the transfers.

LGRC has been appointed to manage the programme which will include facilitating discussions, assisting with the development of proposals, brokering constructive negotiations, all subject to the approval of the sovereign councils.

They have met all the Clerks of the West Dorset Town Councils both individually and at the Programme Board, and understand that Town Councils are keen to engage in the process but are currently seeking more information especially in respect of costings.

LGRC will be working with WDDC finance to understand and estimate the current costings as far as possible down to both individual asset and Town level to provide indicative costs. However what will be more important will be to use this data as a basis for establishing the operating costs the Town Council would incur, which may be different from the District Council either because it could be undertaken more efficiently locally or the Town Council may wish to operate the service in a different basis.

A useful starting point will be to understand levels of firm interest and to identify specific assets and services that are considered locally important. It would be helpful if your Town Council would be able to set out their current thinking in writing and draw up a list of proposals covering the various assets and services that they would like included in discussions over a transfer from WDDC. This would very much be 'setting the scene' and providing a broad framework to enable more substantive discussions to commence.

Initially we are interested in understanding which assets and services the Town Council would be interested in assuming responsibility for, given that a viable plan for funding and operating them could be developed. This initial assessment would then rule out at an early stage those assets and services which should be discontinued so that focus can be given to those which need to be sustained. If the Town Council is also able to indicate what terms they would initially consider appropriate for assuming control of these that would be helpful but LGRC is prepared to work with you to define these if necessary.

Ideally the net effect of this work should not disadvantage either authority; for instance "cherry picking" is unlikely to provide a mutually acceptable solution. All non- statutory services, not just those outlined as not being funded in future, should be regarded as being potentially within the package for negotiation.

For instance, you might consider where it is thought local services could be delivered at a lower cost and to an improved service standard, where the county, district and town councils deliver the same or similar services (e.g. parking enforcement), or where the town council might work with other councils to mitigate the effect of the withdrawal of funding/services and retain and improve essential services.

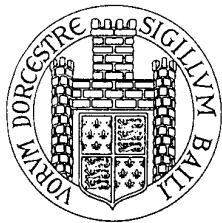
Please would your Council consider this and provide a response by no later than the 5th April. LGRC will then arrange to meet with your Council to explore alternatives and work with you to develop solutions from the range of options that are available. Please provide your response to Nick Randle, LGRC by email nick.randle@lgrc.uk.

Finally perhaps I could mention that the LGR decision has now been confirmed by the Secretary of State and it is clear that as a result Dorset Town Councils will have an increasingly prominent role in delivering future services to our communities.

Yours sincerely,

A photograph of a handwritten signature in blue ink on a light-colored background. The signature is cursive and appears to read 'Alan Thacker'.

Councillor Alan Thacker
Portfolio Holder & Chair of West Dorset Programme Board



DORCHESTER TOWN COUNCIL

Council Offices, 19 North Square, Dorchester, Dorset. DT1 1JF

Telephone: (01305) 266861 e-mail: A.Stuart@dorchester-tc.gov.uk

Adrian Stuart, Town Clerk

Councillor Alan Thacker
Portfolio Holder and Chair of West Dorset Programme Board
South Walks House, South Walks Road
DORCHESTER
DT1 1UZ

21 March 2018

Dear Councillor Thacker,

Transfer of Assets and Services – Requests for Formal Expressions of Interest

Thank you for your letter of 5 March regarding the above. As highlighted on several occasions the Town Council already has powers to perform many of the services being considered, and it therefore feels that Transfer is a much more appropriate term for the programme than Devolution.

It is readily accepted that change will happen to the delivery of many discretionary services currently provided by the District Council, either because of financial pressure or because of the impending reorganisation of local government and the potential retrenchment towards statutory service provision. The initiative taken to open up discussions with Town Councils has been very much appreciated.

Before responding to the question posed in your letter, however, it is worth recognising the current position. The District, and the town, have been in the fortunate position that many discretionary services, such as the Arts, Public Conveniences and TICs, valued by visitor and resident alike and already lost elsewhere in other Districts, have continued to receive significant financial support in West Dorset. That has been possible because of the high levels of discretionary income available to West Dorset from car parking and from its property portfolio, making it possible to supplement the statutory services funded elsewhere by Councils that rely solely on Council Tax and Government Grant. In very simple terms Government Grant and Council Tax has funded your statutory role, while the income generated by your assets has funded your discretionary role.

The District Council has been in that fortunate position largely because of how it originated in 1974, when it received significant income generating property assets from the 8 Urban and Rural District Councils, while the Town Councils received many of the services that fall as costs on local taxpayers. Building on that strong asset base the District Council has been able to acquire and develop more income generating assets over the last 40 years.

That is what sets West Dorset apart from the other District Councils in Dorset and it is important that the people and businesses of West Dorset do not lose out in the rush to protect statutory services across the county. It would be wrong for West Dorset to take a significant income generating asset base into the new unitary while other District Councils take far less or nothing, only for the long term benefit to be distributed across the whole county area rather than focused on West Dorset.

While being a willing participant in the work of the West Dorset Programme Board the agenda for that Board has thus far been driven by the District Council and its wish to withdraw its funding for five largely discretionary services. The District Council has thus far rejected the opportunity for a conversation about car parking.

In answer to your question therefore the Town Council is interested in reassuming the local responsibility that the town had pre-1974 for Car Parking and Markets, as well as the return of property assets, and subject to receiving these it is happy to accept responsibility for delivering or supporting those discretionary services that the new Unitary Council chooses not to deliver across the whole county area. We are not aware of any discretionary services currently provided by the District Council that are not valued and, while we may over time seek to deliver them in a different way e.g. through partnering or commissioning, or to a different standard than currently achieved, in the short time currently available to us it is impossible to make any serious assessment of how services and their cost might change over time.

We are aware that your car parking surplus in Dorchester exceeds £500,000 a year, the net surplus for the District Council from the Market is £100,000 and we assume that your town-based property portfolio must return a surplus. We also note the very poor condition much of the parking portfolio is in due to years of uncertainty regarding its future or because of underinvestment. It has been very difficult to assess the cost of the discretionary offer based in Dorchester but we have made a first guess that the five services mentioned to date total between £450,000 and £600,000 a year and there are no doubt other discretionary services that will emerge. The sooner the full picture can be established the better. Attached to this letter is our best attempt at a schedule of the assets and services we are willing to discuss as part of a comprehensive package (NOTE TO POLICY: SCHEDULE IN PREPARATION).

The Town Council wants to be clear: we are not looking to gain financially from any transfer. We are however seeking the opportunity to continue to offer the wide range of valued discretionary local services currently provided by the District Council, using the surplus generating assets that have traditionally supported those services; many of those assets having previously been transferred from the town to the District Council.

Because of the lack of information available to us it is possible that surplus generating services might actually exceed the cost of the discretionary services being transferred to the Town Council. If this proves to be the case the Town Council would want to work closely with the new Unitary Council to mitigate some of the impacts resulting from the financial pressures it will face. In particular the Town Council has consistently advocated a more holistic approach to the management of town centre activities, in particular traffic and parking management in Dorchester. The lack of a coherent policy in this area blights the lives of residents, workers and visitors to the town and is likely to worsen. We would willingly commit to use surplus

income to deliver a strategy to improve the current situation and reduce the burden on the Highways Authority.

So, in short, we are very happy to talk about taking on new services, but at the same time we need to signal that discussions must be realistic. With a precept of £1.2 Million and a Council Tax set at £189, already one of the highest in the country, there is little point in talking about taking on services that could increase our precept by as much as 50%, with further discussions to take place with the County Council, without there being an additional means of funding or part funding that increase.

The Town Council looks forward to early and positive discussions.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A Stuart', written in a cursive style.

Adrian Stuart
Town Clerk

DORCHESTER TOWN COUNCIL**POLICY COMMITTEE – 20 MARCH 2018****THE POSSIBLE USE OF PLAY AREAS AND OPEN SPACES AS SITES TO DELIVER AFFORDABLE HOMES FOR YOUNG WORKERS**

1. At the 30 January 2018 meeting of Council it was resolved: -

That the Town Council work with Magna to engage the public regarding both the positive benefits and drawbacks arising from the development of each of the following individual sites:

- a. Elizabeth Place (owned by Magna)
- b. Sandringham Annexe
- c. Fortress Green Open Space
- d. Mellstock Avenue Play Area
- e. Poundbury Crescent Play Area

At the meeting the Town Clerk identified that, if Council approved the recommendation, then Magna would lead on consultation in February, that the consultation would be well publicised, and that it may lead to planning applications on individual sites later in the year.

This report summarises activity since that decision was taken. There is no recommendation attached to this report and it is not my current intention to make a recommendation to the Council meeting on 27 March.

2. Magna subsequently led on two consultation events between 21-23 February. The events were publicised by Magna in the press and they leafletted residents around Elizabeth Place, while the Town Clerk put up site notices and leafletted c. 200 residents in the areas immediately adjacent to the other four sites. Local residents subsequently set up social media pages for at least 3 of the sites.
3. Attendance on the Wednesday afternoon/evening event was very high, with in excess of 300 residents attending, predominantly interested in the Fortress Green and Elizabeth Place sites, although views were expressed on all sites. Attendance on Friday morning was nearer 50.
4. There has been some confusion regarding the nature of the consultation. Its aim was to identify, should affordable housing go ahead, the positive and negative impacts that might result for local communities and the issues that would need to be addressed in order to ensure that delivery of affordable housing did not negatively impact on residents around each site. Some residents expected to see fully worked up plans for each site; at this stage that was never the intention.
5. Unsurprisingly the response from residents local to the sites has been overwhelmingly negative, although the scale of opposition has perhaps been greater than anticipated. Equally, while many of the responses echo issues we were already aware of, there have

been some new issues that need to be carefully thought through, examples including flooding and sewerage issues at Fortress Green and traffic access issues at Sandringham Annex.

6. Separate to the events the Town Clerk received c. 40 e-mails, which have been circulated to councillors and to Magna. Magna have summarised 435 feedback forms received from the events and have also received a petition relating to Sandringham Annexe with 139 signatures. Headline feedback is included at Appendix 1. The full document received from Magna is 80 pages long and has not yet been reviewed in detail.
7. Thusfar there has been limited progress in developing a list of potential property occupants, although the preparatory work that Magna undertook has helped to identify the scale of the problem faced by first time buyers. Only 1% of properties in Dorchester, around 100 units, are shared ownership, and very few of the “for sale at market value” properties in the town are accessible by potentially 1,000+ first time buyers on local salaries.
8. Magna’s overall view is that it is now for the Town Council to decide whether to release its recreational sites as surplus. In the event that the Town Council did so Magna remains keen to explore opportunities to develop affordable housing while retaining recreational when appropriate.
9. Given the scale of public interest that now exists, future formal Council meeting to discuss specific proposals on individual sites will need to be properly planned. A fuller assessment of the current use of the sites for recreation needs to be firmed up, which may in turn lead to a timetable for making further recommendations regarding how individual sites might be developed. Any meeting to formally consider specific sites will be fully publicised.
10. In addition to comments received focused on the individual sites there have been a large number of comments and questions regarding the wider issues associated with affordable housing, other sites in the town and the Town Council’s overall role. These will take time to respond to, are often outside the remit of the Town Council, and given current workloads cannot be treated as a priority at present.

Adrian Stuart
Town Clerk

HEADLINE FEEDBACK FROM PUBLIC CONSULTATION LED BY MAGNA

Issue	Elizabeth Place	Sandring. Annex	Fortress Green	Poundbury Crescent	Mellstock Ave
Number of responses received regarding the site	122	141	109	62	37
The percentage of comments opposed to the idea of any housing development on the site	78%	87%	95%	72%	77%
Key practical reasons identified by residents that would affect shape how development of the site might take place	<p>Loss of safe play space</p> <p>Traffic & safety</p> <p>Parking in the area</p> <p>Lost green space</p>	<p>Access to the area and the site</p> <p>Loss of green space</p> <p>Loss of recreation space</p>	<p>Loss of green open space</p> <p>Loss of play space</p> <p>Sewerage</p> <p>Surface water flooding</p> <p>Traffic & parking</p> <p>Overlooking</p>	<p>Loss of play space</p> <p>Loss of green space</p> <p>Parking and traffic</p>	<p>Loss of safe play space, partic. after school</p> <p>Site access and traffic</p>

DORCHESTER TOWN COUNCIL

POLICY COMMITTEE – 20 MARCH 2018

TRUSTEE APPOINTMENTS AT DORCHESTER MUNICIPAL CHARITIES

1. The Town Council has a long and valued relationship with Dorchester Municipal Charities (DMC), which provides 26 almshouses on West Walks for local people with a connection to Dorchester or Dorset, who meet the Charity's eligibility criteria.
2. At present the Council appoints 4 trustees, each for a 4 year period, plus the serving Mayor for a year. This regularly gives the Town Council a controlling influence in the work of the Charity on a 9 person board. It also restricts the ability of the Charity to appoint specialist trustees without increasing the size of its Board.
3. DMC has approached the Council identifying the impact of new "The Regulation of Social Housing (Influence of Local Authorities) (England) Regulations 2017". DMC's interpretation of the regulations that the Town Council should not have voting rights equivalent to more than 24% of the total for the Charity.
4. DMC have proposed an appropriate way forward, which they have discussed with existing Town Council trustees, as follows:
 - The Mayor's role will be designated as that of Observer, with no voting rights
 - The Charity will appoint an additional non-councillor trustee with voting rights, bringing the total number back up to 9
 - The number of Council appointed trustees will reduce from 4 to 2
 - Two of the Council's currently appointed trustees have exceeded the Council's in-house four year appointment ceiling; both have agreed to stand down, although the Charity intends to reappoint both as trustees in their own right
 - The Council's remaining two trustee roles will be appointed in May 2018 in the usual way
5. It is **RECOMMENDED TO COUNCIL** that the Council works with Dorchester Municipal Charities to implement an Action Plan as outlined by the Charity in order to properly observe The Regulation of Social Housing (Influence of Local Authorities) (England) Regulations 2017
6. Finally, the Charity wish to make clear that it continues to place enormous value on the relationship with the Town Council and will look for alternative opportunities to involve the Town Council in its future development.

Adrian Stuart
Town Clerk