

CORFE CASTLE COMMUNITY LAND TRUST

Minutes of the Annual General Meeting Tuesday 14th July 2026 18:30 in Corfe Castle Village Hall

Draft

Present: Directors: James Allen, Keith Batchelor, Colin Fuller (Chair), Sue Loseby (secretary), Sharon Mayo, Peter Morrison-Wells, Alison Palmer, Rupert Spicer-Short, with 11 members. Invited guest Cllr Julian Jeffery, Worth Matravers Parish Council and liaison role with the CLT Board.

1. Welcome and Apologies: Colin Fuller welcomed all present. There were 2 formal apologies and no proxy votes held. Of the 111 members of the CLT, 19 were present to vote.

2. Minutes of AGM 2025: The approval of the minutes of the Annual General Meeting of 6 May 2025 was proposed by Barry Stocks and seconded by Keith Fullbrook.

3. Accounts: The accounts, as prepared by the CLT's accountant, Harding Redman of Swanage, were presented and commented on by Colin Fuller and subsequently adopted, proposed by Don Palmer and seconded by Tessa Somerville.

4. Dispensation of Audit: Sue Loseby explained that as the CLT is a small, not-for-profit body with a very small annual turnover there is no legal need to employ an auditor, provided this resolution is approved annually by the members. The resolution was proposed by Linda Stocks and seconded by Keith Fullbrook.

5. Re-appointment of Directors: Following the requirement for 3 Directors to step down at each AGM, Colin Fuller, Sharon Mayo and Peter Morrison-Wells stood down. All were re-appointed, Colin Fuller proposed by Linda Stocks and seconded by Debbie Reynolds; Sharon Mayo proposed by Don Palmer and seconded by Keith Fullbrook; and Peter Morrison-Wells proposed by Barry Stocks and seconded by Kevin Reynolds.

6. To appoint a new Director: Sue Loseby was appointed as a new Director as well as confirmed as secretary proposed by Linda Stocks and seconded by Denise Fuller.

7. Directors' Report: Colin Fuller delivered the following report on behalf of the Board.

Ladies and Gentlemen,

Thank you for attending on this warm evening!

We started the year with 103 members and are pleased to announce we have a further 8 new Corfe Castle residents who have joined us as members, taking our total to 111 CLT members. Thank you to all those new members who have joined us.

Alison Palmer has been our Board secretary for 7 years. Alison stood down from the role at the end of 2025 and handed over to our new secretary Sue Loseby who joined us in November 2025. Alison continues to be a Director on our Board, and we wish to thank her for all her commitment, energy and expertise during her role as secretary, we so appreciate how she's supported the Board throughout our time together. We welcome Sue.

As a community based team, we see it as important to work in the community and use community facilities such as the Village Hall, the Sports Pavilion and more recently the Harmans Cross Village Hall when meeting residents from that village. We support our local facilities as part of how we operate.

During the last 14 months, since our last AGM, the focus of the Board has been to continue to carry out further land searches following the disappointment of not securing the West Street 2 site.

We are working with a new Landowner (Corfe Castle Charity) who has opened up the opportunity for the CLT to acquire a 4 acre freehold site adjacent to Tabbits Hill Lane in Harmans Cross. This parcel of land is within a 20 acre holding owned by the Charity and is within Corfe Castle Parish on the boundary with Worth Matravers Parish. Heads of Terms have been agreed between the Charity, the CLT and our Registered Provider (Aster Homes), to develop the site for up to 25 units of social affordable rented homes for local people.

This development opportunity has encouraged the CLT to open wider consultations with all parties in both parishes to gauge support for the project. In this respect Dorset Council has provided support to both parishes for a Housing Needs Survey to determine whether the communities support the principle of providing affordable rented homes for local people and to determine the actual need across a range of needs. That survey closed yesterday, so we are keen to review the outcomes which will shape the project.

Our aim remains the same, to build truly affordable homes in the Purbeck Valley for those with definitive connections to the two communities. This will be reflected in the Local Lettings Plan (LLP) agreed between the CLT, Aster and Dorset Council. In planning terms the LLP will be a condition of the planning consent under a Section 106 agreement covering the allocation of homes.

With all the knowledge and experience the Board have acquired with support from Aster and Middlemarch (the South West CLT consultancy firm supported by Government funding) over the past 8 years we hope the Members will be encouraged that our goal will come to fruition.

A separate agenda item has been listed to expand on the project and the consultations which have taken place with the opportunity for a Q & A session to provide as much detail as we know to date.

We will keep you informed through various social media and thank you again for your support in attending tonight.

8. Update and Q&A on the new Tabbits Hill Lane project:

Rupert Spicer-Short opened the floor to questions, the following were raised and responded to by CLT Board Directors:

Q: Where will the money come from to pay for the build? (concerns that many developers are not able to complete builds in the present economic climate).

Response: The funding comes from a combination of Homes England (Government department) and Aster Homes (registered provider). Unlike commercial developments the builder is a contractor and not a developer so in the unlikely event of the builder going bust then a new builder is appointed by Aster Homes.

Q: (Raised by a member with a declared interest) How are rents made affordable? And how do we overcome a potential 'tripwire' of new legislation to encourage 'right to buy'?

Response: Rents are set at a 60-65% level based on National rentals (so generally lower than we see in the Purbeck region). As to the 'tripwire' we cannot foresee all legislation over the coming decades. However when 'right to buy' was introduced it was when Local Authorities owned significant portfolios of social housing. If the Tabbits Hill Lane project goes ahead then the CLT will be the owner, and therefore much less likely to have any new legislation applied to non public sector ownership. A more detailed briefing on 'Right to Buy' legislation and impact on CLTs is appended to these minutes.

Q: How far are we progressed in this project e.g architects drawings, land surveys etc?

Response: The architects prepared a preliminary outline in 2025 so Aster Homes could prepare a Pre-Application to Dorset Council. This allowed for us to demonstrate the balance between building (2.5 acres) and bio-diversity (1.5 acres) on the 4 acre site. The architectural drawings will be prepared after we have the Housing Needs Survey results. The land surveys are all underway including ecology (started in Spring 2026 will be completed in the Autumn); Topology (complete); Ground survey and Ground Penetrating Radar are underway. Consultants have commenced the surface water flooding review which will include overwinter monitoring.

Q: Will we be able to size the houses for future needs e.g. growing families?

Response: The CLT has tested this idea with Dorset Council and the answer is no. DC work on the facts of present demand and not potential future scenarios. Members also stated that families are not necessarily growing to the traditional 2.4 family members these days, with many parents deciding to keep their families smaller.

A Member raised that he did not get the email invite, the member heard about the meeting from another member. The secretary agreed to look into this and confirm email address.

Cllr Julian Jeffery requested to speak and said he had heard from a number of Harmans Cross parishioners that they are against this project on Tabbits Hill Lane. He is aware of two who are in favour. He also raised that the previous project known as 'West Street 2' was preferred by Harmans Cross.

Chairman noted.

The meeting closed at 19:20

Chairman's afterword: A recent exchange of correspondence between West Street 2 landowner and the CLT confirms this is not a viable option at present.

Appendix: Right to Buy

Please see below a summary of the various forms of Right to Buy and how they might relate to a CLT project:

1. **The Statutory Right to Buy or Retained Statutory Right to Buy** - the Statutory Right to Buy is a right for tenants of Local Authority (LA) homes. Tenants of a Registered Provider (RP) don't have the Statutory Right to Buy unless they were formerly tenants of a LA which is constitutionally related to the RP, such as where LA stock has been transferred to a new RP. This is the Retained Statutory Right to Buy.
2. **The Right to Acquire** - this has long been a right for RP tenants but doesn't apply in [Designated Rural Areas](#) or *where the freehold interest is owned by a non-public sector body, such as a CLT*. See item 2.4.1 <https://www.gov.uk/guidance/capital-funding-guide/10-right-to-acquire>
3. **The Voluntary Right to Buy** - this was introduced by the David Cameron government as a variation from the Right to Acquire for Housing Authority tenants. It's not enshrined in primary legislation like the Statutory Right to Buy for LA tenants (hence 'voluntary') and RPs can use their discretion to *exempt homes where the CLT owns the freehold*. See 'exemptions' on pages 31 and 32: <https://researchbriefings.files.parliament.uk/documents/CBP-7224/CBP-7224.pdf>.
4. **The new Right to Shared Ownership** - this was introduced in 2020 and gives RP tenants the right to convert their tenancy to a shared ownership lease, starting with as little as a 10% stake and buying further increments if they wish. However, there are exemptions for properties in [Designated Protected Areas](#) or on a Rural Exception Site *or where the freehold is held by a CLT*. See here - item 2.3, bullet points 2 and 6: <https://www.gov.uk/government/publications/right-to-shared-ownership-initial-guidance-for-registered-providers/right-to-shared-ownership-initial-guidance-for-registered-providers>.