

**Extraordinary Distington Big Local Ltd /Partnership Board Meeting**  
**Tuesday 6 October 2020, at 1pm via Zoom**

**Present:** Rhoda Robinson (Chair), Norma Pritt, Julia Powley, Josephine Greggain, Alison Boyd Annette Whitehead, Sue Hunter, Joy Jones, Pete Duncan, Ingrid Morris and Vic Askew

**Apologies:** Lindsay Bodman, Elaine Ismay

**Not Present:** Karen Hodgson, Paula Speight

**326.20 Welcome** The Chair welcomed everybody

**327.20 Conflict of Interests** None

**328.20 Minutes of Previous Meeting** Not covered

**329.20 Land Development** This extraordinary meeting has been called to decide how we proceed with the land development. At the land group meeting on 30 July 2020, attended by DBL members & PD, it was decided to put negotiations with H21 on hold. This was due to continued and vague requests by them to make changes to our scheme. DBL felt that the only changes we should make to the planning application were those addressing objections raised to the scheme; reduction in height of the 3<sup>rd</sup> floor & change of angle of some of the windows.

PD spoke to Local Trust & the Housing Association Charitable Trust (HACT) to try and help us move forward in partnering with an RP. On 2<sup>nd</sup> October we had another meeting with H21, this time with their Head of Development & their Deputy Chief Executive. H21 want to proceed with partnering with DBL. The maximum number of units they will consider for the site is 35. Our current design is for 45 apartments (mix of 1 & 2 bed) and 9 bungalows. We have the option of getting another RP on board to develop the rest of the site. H21 agreed to pay additional costs arising from changing the design of the scheme. The scheme may need to be resubmitted to the planning department.

There are real concerns that we may be faced with the same problems with another RP, we have tried to get others on board in the past and have failed. We are geographically isolated & rents are low in this area, we need to partner with an RP to build and manage the scheme. We need to be realistic.

Decisions taken at this meeting: DBL agreed to proceed with H21 on the following basis:

- H21 build and manage a 35 unit apartment block on the site
- DBL to be involved in any design changes
- H21 to pay any additional costs associated with design change
- H21 & DBL will try and get another RP on board to build and manage the bungalows

**330.20 Redundancy of one of Project Assistant posts** Following discussions, DBL Board Directors have come to the conclusion that we need to make one of the posts of Project Assistant redundant. The criteria used to make this decision are as follows:

1. Insufficient funding – need to ensure we have enough to cover cost of housing scheme, some aspects of which are still uncertain
2. Reduction in work load – less work supporting groups & community centre

3. Change in programme direction – DBL now very much focused on delivering housing scheme and play park as legacy projects for Distington

Following advice from CVS, who are the employers for DBL staff, our two project assistants have been given notice of risk of redundancy. A consultation process is taking place.

**331.20 Local Trust Partnership Review** PD advised that this annual review is now due, the questionnaire will be emailed out to members, or sent by post if required.

**332.20 Change of AGM date** Due to current workload being very high, IM requested that the AGM date of 19 October 2020 be moved. The new agreed date for our AGM is Monday 7<sup>th</sup> December at 6pm via Zoom

**The AGM will be held on Monday 7 December 2020 at 6 pm via Zoom**