



DUNWICH TOWN TRUST

MINUTES OF THE MEETING OF THE TRUSTEES HELD ON THURSDAY 9th September 2010 AT 6:00 pm IN THE READING ROOM AT DUNWICH

1. WELCOME AND APOLOGIES FOR ABSENCE

Present as Trustees: Mrs Angela Abell (Chairman), Mr R Bessell, Mr Crispin Clay, Mr J Salusbury Mrs L Prior, Mrs V Donovan, Mr Keith Maunder

In attendance: Mr J Cary (Clerk and Treasurer), Peter Wells of Barefoot & Gilles, Richard Boother of Playle & Pttrs

Apologies for Absence: Mr D Cook

The chairman welcomed the Committee, and Clerk

2. MINUTES OF THE MEETINGS HELD ON 8th July 2010, MINUTES OF THE SPECIAL MEETING HELD ON 23rd August 2010

One correction in the confidential minutes of 8th July, corrected on the typescript.

3. PRESENTATION OF AFFORDABLE HOUSING DESIGNS BY PETER WELLS OF BAREFOOT AND GILLES

Peter Wells joined the meeting at 6:15, and was welcomed by the chairman and committee. Peter introduced Richard Boother of Playle and Partners – the quantity surveyors, to discuss costs. Peter started by saying that SCDC had accepted the plans in principle. Though they were unlikely to require a further ‘local need survey’ he would appreciate a document from the Trust setting out our housing requirements in the village.

The houses are designed to have a ‘dining room’ on the ground floor and space for two bedrooms upstairs. This would make them the same size as a three bedroom house. We had decided that provision for a ground floor bedroom would make these houses ‘lifetime designed’. We discussed leaving the second upstairs bedroom unfinished as a storage area, which would save on cost but still leave a large amount of ‘void’ space which is inefficient in terms of cost/ sq metre.

The design itself, though aesthetically very pleasing, turned out to be more expensive than it need be – the very large windows at the rear are certainly glamorous, but this involved leaving a large unused void on the first floor. The roof design was certainly more expensive than your average house too. Ultimately the cheapest option would be to build two standard two bedroom houses, both bedrooms on the first floor.

Peter then suggested adjusting the design, still retaining the large gable front aspect, but reducing the size of one house into a standard two bedroom size, while retaining the original design in the other house, though simplifying the roof design. He proposed a new design for the north elevation windows which, on a rough costing, makes a net saving of £7,706

He would produce new designs for the sub committee to look at. The main committee were satisfied with this solution but agreed the project must not exceed £250,000 at its very maximum.

Peter set out broadly the procedure that would be followed once the main contract got under way. Both he and Richard suggested the Trust take out NHBC insurance on each house.

The committee thanked Peter Wells and Richard Boothe for their time in attending the meeting.

4. MATTERS ARISING FROM THE MINUTES OF THE MEETING ON 8th July 2010

The grant policy document needed to be signed by the chairman. All agreed she should do this as soon as the Clerk had prepared the full document.

5. CLERK AND TREASURER'S REPORT/ CLERK'S CONTRACT/ WINCH HUTS

- a. **Clerk to find out if D Cook** had replaced the beach gate lock with a combination lock
- b. **Clerk's contract** to be dealt with under AORB at the end of the meeting when the Clerk had left
- c. **Winch Huts** to be dealt with at next meeting
- d. **Duncan's Field**
A copy of the proposal made as a result of a joint steering group, consisting of DTT, DPM and DRRM, was presented to the trustees.

As a result the trustees proposed a resolution as follows:

“Mrs Donovan, seconded by Mr Clay, proposed that the DTT accept the joint proposal set out by DPM DRRM and DTT on 3rd September 2010 for the acceptance in principle of the gift of land from Mr Brian Duncan subject to satisfactory outcome of negotiations.”

The resolution was passed nem. con.

- e. **Grants**
 - i. The trustees agreed to the continuing support of a villager with care related expenses
 - ii. The trustees agree to an educational grant for a villager

6. AORB/ NEXT AGENDA

- a. Winch Huts
- b. Christmas Grants
- c. Community facilities
- d. Clerk's contract (discussion after Clerk left meeting)

Main Meeting finished at 9:00 pm – Next Meeting Thurs 11 November, 6:00pm