

TCLT Minutes - Meeting Monday 11th July 2016

Members present: Carol Weaver, Georgina Blackhurst, John Mogg, Lesley Grainger, David Tanswell, Lisa White, Ken Black, Colin Oats, Tracey Oats, Sheila Chapman, Graham Spencer.

1. **Apologies:** Peter Weston, Mike Jones, Sheila Marsland and Iain Keeping
2. **Minutes from last meeting agreed.** These will be put on the website to be made public.
3. **Project Plan Update:** Ken will update group in the next few weeks.
4. **Membership policy:** Peter Weston will turn the Nailsworth membership policy into a Tattenhall format.
5. **Chairman's letter to all CLT members:** Lesley Grainger and Sheila Chapman will meet to update Graham Spencer's letter.

The meeting for all CLT members in September was discussed - a provisional date was set for Wednesday 14th September 2016.

We discussed how to notify CLT members. We will update in Parish News and on Tattenhall Web-site, put notices on our Parish notice boards.

Directors (when elected) will meet straight after the meeting on 14th September.

A period of 14 days needs to be given to members to attend the meeting so notices must be given by 1st September 2016.

6. **CWaC Rural Housing Grant Application:** Sheila has contacted Rachel Rens re: draft application. The final draft is still not finalised but we should receive a copy within the next week and can begin to complete it.
7. **CWaC property department:** Gareth Joyce from CWaC (site meeting) has not been back to Sheila as promised. Sheila will make contact when he is back from holiday. We need to be a legal body before we can proceed with this further.
8. **Solicitors update:** It has been agreed that we will try to use local Solicitors. Swayne Johnson has shown an interest in working for us. Graham is finding out whether Wright Marshall has a legal department.
9. **Accountants:** Andy Morris will resign from CLT in order to work for us (Bramwell Morris). 2 other accountants are being contacted.
10. **Letting Agent:** Tracey Oats has contacted Residential Landlords association regarding TCLT becoming members of the association. They will need a copy of the trust deed or a letter from a solicitor confirming our legal status plus our operating address before we can join.

11. Banks:

Peter Weston has had a constructive discussion with the Co-op bank

As promised, I've spoken to the Co-op Bank which has a community banking facility - "Directplus".

The Bank would be happy to talk to us as/when the time is right.

On their website, it summarises the service as:

With Community Directplus, you and your organisation will:

- *Benefit from free banking*
- *Receive interest on credit balances of £25,000 or more*
- *Have the freedom to manage your account [online](#), over the [telephone](#), at the [Post Office®](#) or by post*
- *Have the opportunity to apply for project funding from the Customer Donation Fund*
- *Easily switch all your direct debits and standing orders over to us using our [account switching service](#).*

Santander will also provide free banking - part of Residential Landlords Association.

Lloyds will provide free banking when we are a legal entity. John Mogg will come back with more details.

There will be a vote at the next meeting to decide which bank we choose.

12. Architects: David Tanswell has already put forward **North West Design (NWD)** at a prior meeting and several of us met on site.

John Mogg has researched a design company who work a lot with CLTs and produce modern community design. They are called **ARCHITYPE**. They build passive properties that require no heating at all (we were shown an example of the concept).

John has contacted them and they would be interested if we approached them for a design. Their contact is Elly Deacon.

John has also contacted **SAXONBY** who will undertake project like ours from simple design to full planning and right up to design and build. They would also be happy to just design.

It was decided that we need proposals, with costings from all companies. We in turn need to provide them with full details of what we are proposing. We will then need to identify what they are providing in order for us to compare and make a decision.

We decided that we would ask local builders but need to have time scales and a project manager.

13. Lesley is sending the **letter to RSL's**

14. At the **village fete** we recruited 21 new members and it was reported that there was a lot of positive interest. However there were also objections, in particular to younger Tenants (referred to as jobs).

We discovered that there was a petition going around the village against our project. With this in mind we agreed that we need to have relevant answers ready to such objections at the **AGM** on 14th September.

15. Potential Logo: John Mogg produced some logos that could be played around with. Carol Weaver suggested that we use the way sign in our logo in keeping with the Neighbourhood plan logo and others.

It was agreed that we would like the 'way sign' and so 2 logos will be brought to the next meeting in order to vote on the favourite.

16. **Housing needs survey**: John Heselwood needs to provide Graham with this.

Unfortunately for us, David Tanswell will not be able to put himself forward as a director as he is not a resident in Tattenhall village. This was confirmed by Ian Crawley.

17. **Date of next meeting Monday 8th August 2016**. Apologies already from Georgina.

18. Potential date for **AGM** Wednesday 14th September 2016.