

Tattenhall Community Land Trust (TCLT)

Minutes of meeting held on Thursday 23rd July 2015 in the Boys Room at the Barbour Institute, Tattenhall at 7.30 pm

Present: Mike Jones, Sheila Chapman, Carol Weaver, Iain Keeping, Pat Black, David Tanswell, Iain Keeping, Pete Weston plus Rachel Rens of CWaC and John Heselwood of CCA. **Actions in bold**

1. **Apologies for absence:** Graham Spencer

2. **Review/Matters arising:** from last TCLT meeting with Alison Amesbury (CWaC): Rachel Rens (CWaC) updated the meeting on recent changes of landlord's conditions – relevant only if we elect to use HDA funding for the project. She confirmed the availability of £65k Section 106 monies, legal discussions within CWaC are taking place as to criteria for eligibility, TCLT agreed to do all possible to ring-fence it. CWaC cannot make it available to TCLT as yet as it is not yet a formally recognised body: the options – if necessary - are to make the funds available to Sanctuary who own the land (although this may restrict our choice of design/build/management/maintenance partner), or to reserve it by registering the Tattenhall CLT as a subset of a CWaC CLT “umbrella” believed to be in existence. **MJ/RR to confirm the status of the CWaC CLT initiative. TCLT may need to submit outline scheme details to CWaC to earmark intention to use the £65k asap if necessary.**

An additional £23k is available from Golden Nook Farm, and is not subject to time restraint. Future new homes bonus monies from other developments in the Parish will total £5.6k pa for the next four years, plus around £250k spread over six years from the Redwool/Inspired Living sites, and a further contribution will come from the Blackham sites. TCLT will be able to raise loans against this assured income if necessary.

Sanctuary has yet to advise whether it wants to work with us on this project. CWaC has no objection in principle to making the small strip of land in its ownership available to TCLT. TCLT to consider development partners for design/build/management (as well as Sanctuary, this might include Bolesworth, Muir, Dane, or Equity). Cost for design awaited from Sanctuary.

TCLT needs to agree its desired legal status and register it as relevant charitable organisation- eg Community Benefit Society, Social Enterprise Scheme. **TCLT/CCA Scoping Day to be arranged to review options – SC/JH.**

TCLT needs to identify actual potential for land use – **DT/CW to meet on site and provide preliminary appraisal based on one bed flats/bedsits.**

RR to provide latest CWaC space guidance for rental development. CLT “Phase one” funding requirement (costs associated with site appraisal, design, surveys, planning permission submission, etc) to be identified.

SC advised that the content of the re-submitted CLT Funding Application had been accepted, and that we would have a formal response to arrange the 'Scoping Day' in the next three weeks.

Minutes of the last meeting were approved and will be circulated

SC to send JH copy of CLT Funding Application

Housing need survey to be undertaken: **DT to arrange series of social events for 16- 22 year olds at the Ice Cream Farm; parallel initiatives to be carried out by TCLT will include "open day" at The Barbour, and surveys via the new village website. RR to provide new CWaC housing needs questionnaire for consideration.**

Likely rental costs and affordability for target audience discussed. TCLT will need to produce financial model when costs/income available. **RR to provide Social Landlord Guidelines for consideration as an alternative to using an RSL.**

PW to approach Tattenhall Business Alliance to investigate employer need for affordable housing in Tattenhall.

PB/CW/ST to send TCLT letter of intent to build a small number of one-bed units for employed 18 – 25 year olds living in the CH£ postcode area that the Parish Council can forward to CWaC.

SC to send RR copy of the Parish Council's approval to support the creation of TCLT and its objectives.

Date of next meeting: 10th September at 7.30 pm in The Boys Room