

Tattenhall Community Land Trust (TCLT)

Minutes of meeting held on Thursday 10th September 2015 in the Boys Room at the Barbour Institute, Tattenhall at 7.30 pm

Present: Graham Spencer, Mike Jones, Sheila Chapman, Carol Weaver, Iain Keeping, David Tanswell, Iain Keeping, Pete Weston plus Rachel Rens of CWaC and John Heselwood of CCA.

1. **Apologies for absence:** Pat Black, Danielle Wrigley (Sanctuary) Tony Clare
2. **Minutes of last meeting:** These were confirmed as a true record apart from a change to Para 2 – HCA - rather than HDA.
3. **Actions from Minutes:** Information on the different types of legal structures for a CLT has been sent to Sheila by John Heselwood. The Scoping Day is an opportunity to choose which legal structure we want to use, we need flexibility to enable us to achieve our objectives.
4. **Housing Needs Survey:** Pete Weston spoke about the three Housing Needs Surveys he feels are necessary: The young persons: to be undertaken at the Ice Cream Farm will be one page (lots of tick boxes) Business Alliance: probably two pages. Households: more complex need 3 / 4 pages. Mike said it was impossible to obtain more than a 'snapshot in time' Pete has written the questions, he now needs help to put them into a more 'friendly' format. **A meeting to be arranged between Pete Weston, Rachel Rens, Graham Spencer & Pat Black to facilitate this. Dates suggested Wednesday 23rd or 30th September.**

David Tanswell confirmed that Jonathon Fell of the Ice Cream Farm is happy to provide free entry, any week night, after the survey forms have been finalised to arrange completion of the 'youngsters' survey. Thanks were expressed to Jonathon.

5. **Rental Costs:** Acknowledge the information from Rachel Rens, need to now ask Danielle of Sanctuary the average costs of running a property. Also loans costs, funding costs, bad debt provision. A Management Plan template was provided by Rachel John Heselwood: will see if he can find information on building costs. Should we join the National CLT? Sheila will explore with our contact there.

6. **Rachel Rens** At previous meeting it was suggested that CWaC had put in place an 'umbrella' CLT that groups such as ourselves could come under. It had been intended but never happened and will not be pursued. We will therefore have to be a 'stand-alone' organisation. Their property people are still looking into the legalities of our obtaining the strip of land alongside one of the sites. She confirmed that the S106 monies had been 'ring fenced' and the time deadlines had disappeared. MJ: properties need to be 'affordable' - 80% of market housing or less and with only 6 properties intended to be built is this possible?. **GS & CW** will speak with Bishops Castle who only had two units, how they made that work? Also they may have a Management Plan and Business Plan that we could adapt. Rachel said that CLT's in CWaC area are moving forward. JH mentioned Malpas and Rachel Ashton Hayes. RR hopeful of 'staying with us' on our CLT.

6. **Danielle Wrigley:** Had sent her apologies. She had no further news on proposed site. She had a meeting with her Director (Andy White) tomorrow (Friday) and will advise us of any progress.

7. **Scoping Day update:** Sheila maintained contact with Gemma @ National C L T. She advised currently no Technical Advisors in North West but look on website for others. They had only just had contact with Tony Clare about becoming a Technical Advisor. Andy Lloyd of Cumbria was mentioned. Rachel suggested looking also @ North Wales. JH mentioned Co-operatives UK provide a good legal service. Could come in at about 2K (figure Malpas had been quoted). Could we ask Parish Council if they will fund legal bills and we repay when funds come in ?

8. **Proposed designs:** David Tanwell provided draft plans for 40 square metre accommodation (8metres x 5 metres). Four properties on one site, two on other. Costs could be kept down by having one gas boiler per two/four properties. DT will now progress to CAD designs. Could we ask Parish Council to submit Planning Applications on our behalf ?

9. **Actions:**

Previous minutes onto Tattenhall P C website: PB

Housing needs Survey: PB, PW, RR & GS @ Alison's Coffee Shop Wednesday 30th September 10am

Housing needs Survey Alliance PW – briefing Tattenhall Business

Management & Business Plans templates Castle GS & CW draft a letter to Bishops

CAD designs for properties: DT

Date of next meeting: 22nd October at 7.30 pm in The Boys Room