



# Tattenhall Community Land Trust

## Minutes of a Community Land Trust Meeting held on 11<sup>th</sup> April 2016

### **Members present:**

Sheila Chapman, Graham Spencer, Carol Weaver, Sheila Marsland, John Mogg, Tracey Oats, Colin Oats, Peter Weston, Lesley Grainger, Ken Black, David Tanswell, Georgina Blackhurst, Lisa White, Iain Keeping

1. Apologies from Mike Jones
2. Minutes of meeting dated 14/3/16 agreed
3. Lesley Grainger proposed Graham Spencer to be chairman until board of directors is established, seconded by Carol Weaver. Unanimous vote.
4. Skills Audit – Lesley has collated and graded skills onto a spread sheet. These will be sent to each member.
5. Iain Keeping questioned the Data Protection act for storing detailed information of members. Carol Weaver will look at the Data Protection act and check rules of the Parish Council for holding secure data and will feed back to group.
6. Scoping day report and update – Sheila has sent the original scoping day report to all members. Corrections need to be made (in red on report) and final draft will be sent out in due course. The reason for the original scoping day was that the National body would pay our legal feed to become a body. Sheila will e-mail Ian Crawley as we have another 2 days owing to us and would like to know what the benefits will be. Sheila and Ken have tried to contact Gemma Tighe re: second phase. Gemma Tighe felt it best to contact Ian Crawley. He returns from holiday mid-April.
7. Membership of the National CLT – It was proposed by John Mogg that we pay the full £350 membership fee a.s.a.p. to access funds and get things up and running (he offered to stand the money himself to prevent a delay) Seconded by Georgina Blackhurst. The vote was unanimous – we discussed the benefits of being a member, it will open doors for TCLT and we may possibly be able upgrade to a limited company in the future.  
The year is taken from the first day of joining / payment. Sheila will download the membership form and send the invoice to the Clerk of the Parish council who are currently holding our money.
8. There is a potential £60m available in budget for CLTs. We agreed to action Mike Jones to look into the availability of this money.  
Ken Black suggested having a target budget. David Tanswell suggested that it would not be wise to limit ourselves. If we get more money we can increase our plans. There will be a draft business plan submitted by Mike Jones to Sanctuary being circulated by Sheila for 6 proposed units.
9. Mike Jones has received correspondence with Dave Soothill of Sanctuary housing who has agreed to support the sale of land. Mike Jones will write a letter, with conditions, for us to go ahead and purchase the land.  
Rachel Rens the principal housing officer @ CWaC has been contacted. There is no progress with the release of s106 monies.  
Sheila will contact Rachel explaining that we have the land from Sanctuary Housing and ask who we need to contact to release the land that CWaC own.

Graham suggested that we need a separate meeting with Rachel to find out what money is available for CLT's. Sheila will invite her to our next meeting, if that is inconvenient another date will be set when members of the C L T will meet Rachel.

John Mogg informed us of affordable houses being built in Whitchurch by Wrekin Housing Trust. There is a list of associates/businesses that were used in this project that could be useful contacts for TCLT.

Lesley offered to drive there and take a photo of the list and report back at the next meeting.

10. Ian Crawley and Sheila will organise dates for meetings.

Legal Process – Sheila will circulate the document, previously supplied by Ken to all members. We should read through it carefully; any comments, queries or responses send to Ken within the next 2 weeks. He will respond personally but also collate these to discuss at the next meeting.

Ken also informed us that there was a 'Health Check' (a self-audit) that we could use. This would be helpful to put together an action plan. All members agreed that this would be a good way forward.

Graham reminded the group how important it was that all correspondence is circulated to each member.

11. Saturday 25<sup>th</sup> June – Church Fete. It was agreed that we would have a stand to recruit new members, advertise TCLT and to use this as a good opportunity to be seen as inclusive.

A 'survey or test opinion' was discussed. Peter Weston suggested that we have a focus Question to ask at the Fete rather than leave it open ended. It was agreed that feedback from the village would be useful.

Lesley suggested that we have a 'village friendly' statement to use at the Fete that would sum up TCLT, as opposed to lengthy explanations.

John Mogg has offered to print posters for the Fete free of charge. He has also offered the use of his gazebo.

In the spirit of delegation John Mogg will organise a team for the village fair.

David Tanswell has offered to give a TCLT presentation at the annual Parish council meeting on Monday 9<sup>th</sup> May.

We had a request from Malpas CLT to give 2 presentations at their open day on Saturday 21<sup>st</sup> May (Malpas in the morning and Tilston in the afternoon).

David Tanswell has again volunteered to do this.

Peter Weston reported back about the village web site. They have agreed to give us space for TCLT. They are sorting out a new home page that will hopefully be up and running by the day of the Fete.

12. Date of next meetings: April 25<sup>th</sup> @ 7.30 in the Barbour Institute  
June 13<sup>th</sup> @ 7.30 in the Barbour Institute