

## Tattenhall & District Community Land Trust

### Minutes of Board Meeting on 1<sup>st</sup> March 2017

**Apologies:** None

**Attendees:** Lesley Grainger (Chair), Graham Spencer (Vice Chair), Ken Black (Secretary), Carol Weaver, Sheila Chapman and by invitation Councillor Mike Jones

- 1. Minutes of meeting – 27<sup>th</sup> January** were approved as a true record. Ken Black will send a copy of the completed paperwork sent to the FCA to all Board members tomorrow.
- 2. Legal Entity:** Ken Black questioned whether we wished to be a charitable or non-charitable CBS. A charitable CBS imposes restrictions on trading activities, members felt that we did not want to tie the hands of the future C L T by restricting what it could undertake for the benefit of our community. Ken will now pursue the registration of a non-charitable C B S. Alison Ward, who appears to be the CLT representative within the FCA, has agreed that the National C L T will be our sponsors to become a CBS. We need to pay a fee of £375 and Mike Jones agreed this could be taken from his 'members budget' money, granted to TCLT and held by the Parish Council on its behalf. As the next Parish Council meeting is imminent, Lesley Grainger will contact the Clerk of the Parish Council, with details of the amount and to whom any cheque should be made payable. These details will be supplied by Ken Black.
- 3. Bank Account:** No further action.
- 4. Solicitors:** Lesley & Graham had visited Mr Llyr Williams of Swayne Johnson (solicitors in the village). They are happy to act as our solicitors, for a reduced fee. Their normal charges are £700 per day + VAT. For us he was proposing a rate of £500 per day. He has had dealings with Santander Bank and will give us contact details. Mike Jones suggested the two areas we would need their advice would be over the acquisition of the land and contracts. Any contracts we do draw up it was suggested that we run by CWaC legal department first, before our solicitors. It was proposed by Carol Weaver & seconded by Graham Spencer that we appoint Llyr Williams of Swayne Johnson as our solicitors. Mr Williams stressed that he would prefer a single point of contact and this was agreed would be our Chairman.
- 5. Land Ownership Issues:** Mike Jones' contact with Scottish Power at Prenton has now confirmed they do not own the strip of land adjacent to the main site. It appears that this still lies with descendants of the Cooke family. Last known address is Liverpool but as they would be a century old, Mike has offered when he is next in Liverpool, to visit the Records Office and see if he can find any reference to them. When this issue is resolved it may well be that we would ask the Parish Council to make a CPO on this land.

6. **Architects:** Several Board members had met with two builders/project managers. Firstly James Wood of Saxonby, they were behind the scheme for Wrekin Housing in Whitchurch that we had seen. Secondly Steve Lancasteer of Lancaster & Maloney, they were project managing the extension to the Primary School. The Chairman had also written to NWD (whom we had previously met on site), also McCormicks at Saughton. She also mentioned Paul Keegan Associates who seemed to have a Tattenhall connection and will attempt to contact them as well. Mike Jones mentioned our liability for VAT and will discuss with Andy Morris, of Bramwell Morris.
7. **Grant funding:** The Chair now has the application to the National body of CLT's and is progressing this. Vice Chair has the CWaC application and is again progressing this. Mike Jones took an action to speak with the National CLT about the £60m earmarked by the Government for CLT's, how do we access ?
8. **Membership Policy:** The Chairman said we had wanted to use 'Mailchimp' to send around the proposed two options for members, however, there appeared to be problems with sending attachments. Ken said he would speak with Mike Reece of 9 Ravensholme Court, who does a great deal of work for the Recreation Club and Ken thought Mike used Mailchimp. He will liaise with the Chairman on when they could get together with Mike
9. **Finance:** We need to establish some anticipated costs. No documents on funds held and spent by the Parish Council, requested of the Clerk, had been received by the Chair to date. Ken said he had some spare time next week and will update the 'CVR'.
10. **A O B:** Sheila updated the rest of the Board on her conversation with John Heselwood of Cheshire Community Action, regarding Tattenhall being a pilot for a 'Housing Needs Survey' to be undertaken by CCA for CWaC. Carol Weaver had communications with a contact with Your Housing. He has passed her correspondence to the Development Department as had moved on within Your Housing. No further contact to date. Carol will chase Development Dept @ Your Housing..
11. **Date of future meeting:** Thursday 30th March 2017 @ 7.30pm in the Parish Council Office.