

Minutes of Tattenhall & District Community Land Trust Annual General Meeting held on Tuesday 19th February 2019 at the Barbour Institute, Tattenhall @ 7.30pm

Present: Lesley Grainger (Chair), Graham Spencer (Vice Chair) Board Members: Carol Weaver, David Tanswell, Sheila Chapman plus 27 C L T members.

By invitation: John Heselwood, Cheshire Community Action

1. **Welcome & update from the Chairman:** Lesley welcomed all to the meeting and said the Board had been set up from meeting of members on 26th September 2017. The Board had met regularly (almost monthly) since then. A Housing Needs Survey had been circulated by Cheshire Community Action also in September 2017 to every household in the village, plus businesses. We have asked John Heselwood here tonight to share some of the results from it. We have appointed Accountants, Architects, Bankers & Solicitors. Our **Accountants** are Bramwell Morris, many of you will know Andy Morris, a resident of the village and partner in Bramwell Morris, Our **Bankers** are Santander, because of access through the village Post Office, our **Solicitors** are Swayne Johnson, also based in the village. **Architects** have been time consuming to appoint. First contenders were **Lancaster Moloney**, involved with the design of the extension to the Primary School. Initially enthusiastic, they have now withdrawn. **Saxonby** based in Shrewsbury designers of a social housing scheme in Whitchurch, which came to our attention. Again, initial enthusiasm, becoming increasingly difficult to gain response to calls, after a 'reorganisation' A third company, based in Liverpool were eliminated from our selection process as they were only a 'two man band' The fourth company **NWD** based in Kelsall appear to have the resources to support the C L T. A vote was taken and NWD were unanimously voted in to work on the proposed scheme in Keysbrook Avenue. NWD are working on our proposed Planning Application to CWaC, which we hope will be submitted by the Parish Council on our behalf. Lesley then introduced John Heselwood to the meeting.
2. John gave some background on CCA. A rural regeneration charity, supporting, amongst other things, the need for community led housing in Cheshire. The Housing Needs Survey carried out for Tattenhall in late 2017 had a high return rate, for such a survey. The average house price is 9x average income and £120K above that of Cheshire West Borough. Tattenhall has nearly double the proportion of households in fuel poverty compared with the rest of CWaC. The housing register suggests that over 70% of affordable/social housing

need in Tattenhall is for 1 bed accommodation. Alongside helping other towns and villages in Cheshire with their own HNS's John had organised a Community Led Housing Conference for the whole of the North West. Held in Manchester in October 2018, Tattenhall C L T sent four delegates. There were presentations on what community led housing is, how it works, several case studies and information on how to get involved. Tattenhall C L T took the opportunity to network and introduced themselves to Homes England who were launching a Community Housing Fund. I believe they are working on an application to them, after initial talks.

3. **Financial Report from Carol Weaver** The C L T, as reported elsewhere, opened a Bank Account with Santander in November 2017. A £4,000 grant from the national body of C L T's was its initial deposit. A further grant of £1795.00 was received from Councillors Mike Jones' Members Budget in April 2018. Expenditure has been mainly Bank fees of £5 per month and the £350 membership fee for the National body of CLT's. The CLT's financial year end is 31st October 2018 and the Bank balance was £5385.53. The accounts were audited by Bramwell Morris and can be viewed by requesting permission, in writing, addressed to the Chairman.
4. **Confirmation of Directors:** All were willing to stand again for the coming year.
5. **Reappointment of:** Bramwell Morris as Accountants, Santander as Bankers & Swayne Johnson as Solicitors.
6. **Moving forward into 2019:** Tattenhall had the first Neighbourhood Plan in Cheshire, Tattenhall now has the first first Community Led Housing Scheme in Cheshire, with our proposal for Keysbrook Avenue. Being the first always takes longer than those after. We are determined to continue to bring our initial scheme to fruition.
7. **Terry Brownrigg** on behalf of the members offered a vote of thanks to the Board for pursuing their aims. .