

Tattenhall Community Land Trust  
Minutes 13<sup>th</sup> June 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, Mike Jones.

1. No Apologies
2. Minutes of meeting dated 25<sup>th</sup> April 2016 agreed
3. 2<sup>nd</sup> meeting with Ian Crawley - Graham Spencer explained how successful and helpful the meeting had been.

Ian Crawley has sent Sheila a suite of documents that he had promised. Sheila will forward these to all members.

Ken Black has not had the Rules with alterations that Ian promised so Sheila will chase that up. Ian Crawley was keen to keep everything within the Parish; Graham was concerned that this would restrict us from working with other parishes.

Peter Weston questioned if we had Ian Crawley's suggestions of actions in any kind of order. Ken Black agreed to incorporate these in his action plan/time line and update. Ken will circulate to all steering group members.

4. Meeting with Rachel Rens in Ellesmere Port had been very positive.

The property department need to look at the proposed site. Sheila, Georgina and Lisa will meet Gareth Joyce on site at 10am Weds 15<sup>th</sup> 2016.

There is an issue with the boundaries of the site; we need to establish the legitimate boundaries of land on and around the site as it appears that neighbours may have moved their boundaries. There will be no problem with the transfer of land but we need to write to them with the boundary issue resolved and they will sell it to us for £1 subject to planning etc.

This will be a decision for officers of the Council rather than needing to be referred to Councillors.

We asked about release of s106 monies. Rachel offered a sum of 25K per unit (6 x 25K =£150,000) from the Rural Community Housing Fund. We need to complete an application form which is still only in draft. Rachel provided copies of the form. It is 7 pages long and requires lots of detail.

This should then allow other funders to come along and support TCLT. The money can be paid in phases or in a large amount. Ken Black suggested we take the full amount.

Mike Jones has offered money from the member's budget for our drawings. He also suggested that working with Surveyors could be a delicate situation given the other developments happening in the village.

With regards to our Allocations policy for the proposed properties Carol Weaver has suggested that we could use the successful letting policy used for Grackle Croft which was not challenged by local landlords when implemented by them in 2011.

Mike Jones will circulate a copy of the allocations policy to all members of steering group in preparation for discussion at our next meeting.

Rachel Rens asked if we would be prepared to be used as an advertisement for other CLT groups.

5. We are now members of the National Community Land Trust.

Sheila presented a handbook which she suggested be kept in the office above the Library for all members to peruse. Ken Black has taken it to read first, we think that it is also available on line. The Parish Council have agreed that we can register our office in the small room above the Library - free of charge.

This will now be our registered office/address.

6. NW Designs are an experienced firm of architects, who have significant experience of working with Wulvern Housing Association @ Crewe. Based in Kelsall they have agreed to design a building for the proposed site, along with a fee proposal.

It was agreed that we need quotes from at least 3 architects. John Mogg is making contact with other firms and will liaise with David Tanswell.

7. The site meeting with the Property Dept. of CWaC was cancelled and rescheduled for Weds 15<sup>th</sup> June.

8. We have an application form to complete in respect of Further Member's Budget.

9. John Heselwood is looking into the local needs/housing register for Tattenhall Ward which will give us something credible to work with.

10. David Tanswell gave an update on his attendance at Malpas and Tilston's open days. It appears that we are further along than they are with the CLT process.

11. Graham Spencer has approached solicitors Swayne Johnson in the village who would be happy to engage with us. It was agreed that we need to have quotes from 3 different solicitors. Graham will contact Hibberts in Tarporley and another local firm. We need a property lawyer.

12. We have 3 local accountants that we could ask to work on our behalf. Andy Morris, Andy Scarrett and Steve Thomas. Mike Jones will make contact and discuss details with them and feedback at next meeting.

13. Management Agent (change of name from letting agent).

Colin and Tracy recommended Residential Property Investor (part of the Residential land lords register), they use this company and it was agreed that this was one to consider. Colin is looking into this further and will report back to us.

It was suggested that we consider Sanctuary as well: however the invitation to become a partner already includes this.

It was suggested that we need an agency that does repairs and maintenance etc.

We need to have a bank account. Graham had contacted National Westminster however they were not interested.

Colin has offered to look at Santander to keep it in the village (Post office).

Peter Weston is looking into the Co-op bank.

Because we will be a Mutual Benefit's Society our banking with Santander and Lloyds bank would be free.

14. Fete attendance: Sheila Marsland, Peter Weston, John Mogg and Lesley Grainger have agreed to attend St Albans summer fete and promote TCLT.  
John is printing posters, Peter has worded 5 questions and statements explaining the concept of CLT and how this will work in Tattenhall.  
Colin has agreed to make 5 boards to house the posters.

Questions:

- 1 Why establish a CLT?
- 2 What is the TCLT?
- 3 What can the TCLT deliver?
- 4 What does TCLT want to do first?
- 5 What can you do to help?

It was decided that TCLT needs a distinctive logo.

We also need to decide on a script (Font) for corporate identity.

We need a sign for our official office.

We need an e-mail account.

15. Date for next meeting is Monday 11<sup>th</sup> July @ 7.30 in the Barbour Institute.  
16. Potential date for further meeting is Monday 8<sup>th</sup> August.