

Tattenhall & District Community Land Trust

Minutes of Board Meeting on Wednesday 6th December 2017 held @ 20 Greenlands

Attendees: Lesley Grainger (Chair), Graham Spencer (Vice Chair), Carol Weaver, Sheila Chapman, David Tanswell, Mike Jones CWaC Councillor. **Invited attendee:** Andrew Morris, Bramwell Morris, Accountants

1. **Apologies** None
2. **Minutes of Board Meeting 6th November** were approved.
3. **TCLT Accountant, Andy Morris of Bramwell Morris:** We have received the proposed return to the FCA as our first year end is 31st October 2017. We need to file our return by end of May 2018. We disagree with the figures provided by the PC Clerk and GS undertook to ascertain what the PC minutes actually say when the C L T was initially set up. He will also speak with Andy Scarratt when he is well enough. Andy M will remove Ken Black as Company Secretary
4. **Telecom with Architects:** Lesley reported on a really good conversation with James Wood, he was unclear about whether we go for Outline Planning Permission (OPP) or Full Planning Permission (FPP) as things are slightly different in Shropshire, where they are based. Outline does not need us to resolve all 'reserved matters' and comply with Building Regulations. We want to do the minimum required to satisfy the grant from Rachel Rens and the proposed loan from CWaC.
5. **Update on National Conference:** Attendees were Lesley & Sheila, a full day in London. The minister for Housing announced further funding for C L T's £60m per year for 4 years. A prospectus will be issued soon and not just Borough Councils can apply, as previously. Local Assessment Groups to be established hoping to start Easter 2018. It is becoming obvious we need a Business Plan. Lesley will speak with our Bankers. Sheila will contact CCA & Cheshire Voluntary Action (CVA). Proposed dates in January. Mike also mentioned a recent retiree from Weaver Vale Housing Association may be able to assist.
6. **Funding Options – Application to CWaC for loan:** We need Jean Dutton (Clerk to PC) to write on our behalf but we need to draft the letter for her – GS to speak to Jean.
7. **Funding Options – App to Localities 'Community Buildings Project Support:** We intend to apply for £25K. They close for Christmas 15th December. A lot of work and a very difficult application – GS to progress.
8. **Funding Options - Application to local Assessment Group:** After Minister's announcement, await the publication in January 2018 on how the new scheme will work. We can apply from Easter 2018, hopefully.
9. **H N S:** John Heselwood was still hopeful of analysis by Christmas Sheila said.
10. **Letter to Dave Soothill, Sanctuary Housing:** Sheila had contacted Dave. He needs a full letter detailing the history of our group, how we have come about. We need to send a copy of his letter to us, offering the land, indicative layout drawings, if we do not have our full Planning Permission drawings, an indication of who we wish to help in our community, stress our properties will be for rent in perpetuity (no right to Buy for C L T's) **Action: L G**
11. **Update on PC vote:** At their December 2017 meeting PC voted to apply to CWaC on our behalf for the loan of £10,000 to enable us to proceed with full drawings and solicitors fees to progress acquisition of the land from Sanctuary.

- 12. Outline/Full Planning Application – pre-application paperwork:** Carol had received the 'pre-application' paperwork from Niall. She had also found a map of the site which she will give to Lesley to assist with her application of Dave Soothill @ Sanctuary.
- 13. AOB:** New membership application form now prepared by Mike. We can commence using. Contact with our MP Antoinette Sandbach, Carol is pursuing this.
- 14. Date of next meeting:** Wednesday 3rd January 2018 – as Carriages is closed that week, Mike offered to host us.

15. Action List:

LG: Contact Bankers for assistance with a Business Plan

Letter to Dave Soothill, Sanctuary housing Association

CW: Contact Antoinette Sandbach re: a site meeting

Pass copy of site map to L G

GS: Pursue application to 'Localities' team Community Led Building Projects Grant

Ascertain P C minute number reference assistance with set up of C L T

Letter to CWaC from PC, assist Clerk with drafting

MJ: Pursue possible assistance of retiree from Weaver Vale Housing with Business Plan

SC: Contact CCA & CVA for assistance with Business Plan

Results of H N S with John Heselwood

Anyone Call @ Library for post from Santander