

Tattenhall & District Community Land Trust

Minutes of Board Meeting on Wednesday 30th August 2018 held @ Carriages

Attendees: Lesley Grainger (Chair) Graham Spencer (Vice Chair), Carol Weaver, Sheila Chapman, David Tanswell, **by invitation:** Mike Jones CWaC Councillor & John Heselwood Cheshire Community Action (CCA)

1. **Apologies:** None
2. **Minutes of Board Meeting 4th April** were approved, to be published on Parish Council website.
3. **NWD Architects:** latest emails, drawings supplied, approval of their Invoice for payment, discussion on next steps: David Tilley from NWD, had attended a site meeting with Fiona Hore & Nick Smith of CWaC Planning Dept along with our Chairman and our CWaC Councillor, Mike Jones. It was obvious that previous conversations with Niall Casselden (who has now left CWaC Planning) had been in vain. Fiona did not appear enamoured with our scheme, which became more obvious with the smaller site, appearing to favour a single storey structure, rather than two storey envisaged by us. NWD had attempted to address most of their concerns and presented their latest revisions. Only three dwellings on larger site and a single storey on the smaller with one parking space for each. We feel statistics are on our side, 50% of properties of this type will not require parking NWD have included them to aim to satisfy the Planning Department.

Their Invoice totalling £1344 inc VAT was presented to us. Permission was sought for payment, all were happy with their work to date. The Parish Council will be asked to raise a cheque from the £10K they hold on our behalf. LG to email the Clerk of PC to request release of funds.

4. **Sanctuary Housing:** Graham had contacted, as promised. They reversed their requirement for a leasehold sale to one of freehold. However, they still want us to meet their solicitor's costs. Sheila had maintained contact with Amy. She had recently come back to us to advise their Board had authorised disposal of both pieces of land to us for a nominal sum. We need to ensure this is an 'unencumbered site' ie that the vehicles currently parked are removed and any fencing erected due to anti-social behaviour is removed. It was noted that no fencing had been erected to date. Sheila had previously circulated an email from Amy inferring legal costs of £9 - £10K. All felt this was excessive. LG would contact LLyr @ Swayne Johnson for advice on a reasonable fee. Sheila would write to Amy, with assistance from Mike, to suggest more reasonable costs be applied. We should also request sight of the title deeds.
5. **CCA:** John Heselwood detailed the conference on 'Community Led Housing' to be held @ St Thomas Centre, Ardwick Green, Manchester which he is hosting with the assistance of ACRE and the Nationwide Foundation. He urged the C L T to attend and four members have put their names forward to attend: Lesley, Carol, Sheila & David. Lesley will arrange to register our attendance. **See separate briefing note from John**
6. **AOB:** We need to update Rachel Rens on our progress- arrange a possible meeting? Lesley will contact her. Application to Cheshire Community Foundation, Mike had not progressed this but will now. We need to supply our Accountant with credible figures for submission to the FCA by end of October 2018 – GS to contact. Copies of Bank Statements collected by SC were handed to CW. She will now update the spreadsheet and submit to LG. **Date of next meeting:** Wednesday 26th September 2018 – @ 7.30pm @ Carriages.

Action List:

Contact Llyr Williams, clarity on Sanctuary's solicitor costs, send new diagrams supplied by NWD to CWaC Planning Dept, request payment of NWD Invoice via Parish Council, advise NWD of this action, Rachel Rens meeting request, 4 places @ CLH Conference book, letter to Antoinette Sandbach **LG**

Continue contact with Sanctuary – confer on next email, formally accept their offer to dispose of land, query solicitor costs, query access to unencumbered site on completion, query sight of title deeds prior to vacant possession **SC & MJ**

Attendance @ C L H Conference in Manchester on 9th October **LG, SC, CW & DT**

Application to Cheshire Community Foundation **MJ**

Awards for All application **SC**

Submission to FCA **GS**

Call @ Library for post from Santander **Anyone**