

Tattenhall & District Community Land Trust

Minutes of Board Meeting on Wednesday 4th April 2018 held @ Carriages

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

1. **Apologies:** Lesley Grainger (Chair). Graham Spencer will conduct the meeting.
2. **Minutes of Board Meeting 8th March** were approved.
3. **Action List:** Will now be discussed under relevant headings.
4. **Funding Options: Application to CWaC for loan** – Sheila had received a copy of the BACS Remittance from CWaC provided by the Clerk of the Parish Council. £10k was being paid into the Parish Council Bank Account
5. **Funding Options: Application to National body in light of Minister's announcement.**
John said figures of £60m still being bandied about but still not sure if groups such as ours will necessarily benefit. There is an acute shortage of expertise in the field at all levels. He may know more by Autumn, how it is all going to work. He is organising an 'enabling event' then to be held in a venue in Liverpool or Manchester. John was requested to write a paragraph for us to pass on to Antoinette to brief her.
6. **H N S:** John handed out a two page 'executive summary' which is still embargoed, he hopes Rachel will authorise for release soon. She has promised John she will concentrate on it 'soon'. JH explained the figures and profiles given.
7. **Business Plan** No further progress, although Sheila has downloaded Nailsworth's sent by Ian Crawley and given a copy to Lesley. Contact Ian C, as they are further on, can they help with the reality of renting out properties? Revenue/Costs/Maintenance/
8. **Sanctuary Housing** Sheila had continued dialogue with Amy Soper, it's emerging that they are looking at a long term lease ? 125years ? them retaining the freehold. The Board were very unhappy with this. Not what we had been led to believe initially. Look at 999 years lease or still aim for the freehold. Graham will contact Amy and explain our philosophy of a long term asset for the community. See if he can turn things around.
9. **Outline/full Planning Application:** Carol advised Pre-application had been lodged and given the reference of 18/01146/PREAPP and our Case Officer will be Helen Simpson. She will now follow up but Helen is away at present.
10. **Funding held by Parish Council- review analysis provided by Clerk** Graham & Sheila had made a start on reviewing the figures provided.
11. **Members Budgets Award Scheme application by the CLT** Sheila had liaised with Sharon Marshall and advised her cheque for £1795 had now been received. Passed to the Chairman to bank.
12. **Architects update: LG & SC:** Met with Adrian Thompson of Griffiths Thompson on 15th March. They are a two man partnership based in Liverpool, lot of experience with social/community led schemes. Briefed him and took him to site. Has since come back with costings, similar to NWD. Discussions followed. Four companies have been approached. 1. Initial discussions appeared enthusiastic, they never pursued. 2. During initial discussions again appeared enthusiastic and did come back to us. However, recently have not returned our calls. 3. Based in Liverpool were competitive in their quotes. Concerns were raised about their distance from our project and only being a two person partnership. 4. Based in Kelsall were competitive in their quotes. Felt had the manpower and resources to support T&DCLT, are local and have significant knowledge of projects within Tattenhall. On this basis, a vote was taken,

with LG voting by proxy the Board were unanimously in favour of 4 being appointed as architects for the Keysbrook Avenue scheme.

13. **Grant applications:** Approach 'Awards for All' Sheila will undertake, John Heselwood has agreed to be our 'third party' referee. Morgan Foundation was a 'non starter'. Nationwide Foundation, Lesley, Sheila & Graham will undertake. Initially 500 words needs to be submitted on our project, we will then be advised whether we can move on to next stage. Williams Family Foundation based in Chester, Graham will pursue. Cheshire Community Foundation Mike will pursue through his contact with the Lord Lieutenant, David Briggs
14. **National C L T membership:** Due again in May, Proposed by Graham that we renew, all agreed.
15. **AOB:** Invitees to opening of project? Proposed the Housing Minister, Richard Best, Cath Harrington of National CLT, Sanctuary HA. Local MP
16. **Date of next meeting:** Thursday 3rd May 2018 – @ Carriages

Action List:

LG Work on Business Plans with Sheila, Bank cheque from Members Budget Awards, Contact preferred Architects, Contact others to advise non-selection going forward, pay National C L T membership in May

GS: Contact Amy Soper @ Sanctuary, re their position on Leasehold, Equal Opportunities Policy, Funding held by Parish Council, work on analysis with Sheila, pursue funding app to Nationwide Foundation with LG & SC.

CW: Pursue pre-application with Helen Simpson, Case Officer with CWaC Planning Department

MJ Pursue funding app to Cheshire Community Funding with David Briggs, Lord Lieutenant of Cheshire

SC: Work on Business Plans with Lesley, funding held by Parish Council, work on analysis with Graham, Contact Ian Crawley, National CLT for help with realities after build: revenues / costs / maintenance schedules etc. App to Awards for All with LG & JH & Nationwide Foundation with LG & GS

JH: Paragraph on National Government funding for our MP Antionette Sandbach

Anyone Call @ Library for post from Santander