

# THREAPWOOD PARISH COUNCIL

Minutes of the Meeting held 7.30pm Wednesday 20th. January 2016.

Held at Chorlton & Cuddington WI Hall

## Present

Cllr Steve Chewins –Chairman

Cllr Carol Bennion

Cllr Betty Young

Cllr Stephen Ford

Cllr Brian Holmes

Cllr Miles Lewis

Cheshire West & Chester Cllr Chris Whitehurst

Mr Richard Salmon – Acting Clerk

Members of the press & public - None

**APOLOGIES** - PCSO Jon Hurst

## DECLARATIONS OF INTERESTS

None

## PRESENTATION

Cllr Chris Whitehurst, in the absence of Trevor Parker, informed council on the progress that was being made establishing a Malpas & District Community Land Trust, details of the presentation (from Trevor Parker) are appendage to these minutes.

## PUBLIC PARTICIPATION

No members of the public present

## ACCEPTANCE OF MINUTES

- 027 Resolved unanimously** the circulated minutes (with a minor modification) of the Council Meeting held on 25<sup>th</sup>. November 2015 be accepted, and signed by the Chairman as a true and proper record.

## COMMUNITY LAND TRUST

Council agreed to support the principle of the Malpas & District Community Land Trust.

## ACCOUNTS

- 028 Resolved unanimously** the Cash Book as circulated dated until 31/12/15 be accepted and the following payments be authorised

335	R. Salmon – Pay to 31 January 2016	199.23
	HM Revenue & Customs - PAYE	47.91
	Chorlton & Cuddington WI. - Room hire 20/01/16	16.00
	ChALC – Good Councillor Guides	12.50
	Scanner / Printer. Supplementing the government grant.	70.00

## PLANNING

None

## CLERK

- 029 Resolved unanimously** that the Acting Clerk Richard Salmon be appointed Clerk and Responsible Financial Officer and that the circulated Particulars of Employment and Job Description be accepted.

**030 Resolved unanimously** that the Clerk be paid Spinal Column Point 28 - £12.72 for a 10 hour calendar month, with immediate effect.

**BUDGET & PRECEPT**

**031 Resolved unanimously** that the circulated budget be accepted and the Precept for the year 2016/7 be £2,000. The Budget is appended to these minutes.

**LOCAL COUNCIL AWARDS SCHEME**

**032 Resolved unanimously** that council registers for the Quality Standard (Silver) Award Scheme and approved the Registration fee £50 (Payable the National Association Local Councils) and Accreditation fee £60 (Payable the Cheshire Association Local Councils)

**TRAFFIC SPEEDING IN THREAPWOOD**

The clerk reported that he and PCSO Jon Hurst had carried out random speed checks in the village and planned further checks in particular in the early morning.

Next meeting March 30<sup>th</sup>. 2016 at Chorlton WI Hall

The meeting closed at 9.00 pm.

Signed .....

Dated .....

Richard Salmon 21/01/16

## ESTABLISHING A MALPAS & DISTRICT COMMUNITY LAND TRUST

### 1. Background

1.1. The Malpas & Overton Neighbourhood Plan 2010 to 2030, was made on 8 July 2015. The referendum attracted 91% in favour. Policy H3 on Housing Type and Tenure includes in the supporting explanation the following, "A Community Land Trust may also provide an effective response to meeting identified local needs. It is recommended that these models are explored when considering housing provision in response to this policy".

1.2. A CLT has previously been mooted for the area and preliminary work was undertaken in 2014 with the assistance of the then Cheshire CLT project. A grant of £2400 was awarded by the CW&CC Empowerment Fund. This is held by Cheshire Action, who led a scoping exercise in January 2015.

1.3. Community land trusts, see annex below, give communities the ability to provide affordable housing and other community assets, which will always stay in the collective ownership of that community. Local membership and community support is maximised through having lifetime membership for £1.

### 2. Current Position.

2.1. Councillors from Malpas and No Man's Heath & District Parishes, with the District Councillor and representatives of the Malpas Neighbourhood Planning Group met Ian Crawley, a National CLT Network trustee and volunteer advisor for Wiltshire CLT, on 4th September. Ian set out the role a CLT could play in the development of affordable housing, the public involvement necessary, the governance arrangements required, the funding available and the process typically followed by communities elsewhere, like Malpas.

2.2. Knowledge of what is happening with the housing stock and the unmet needs local people have is important to guide the decisions the CLT will need to make about what housing it aims to provide. A new Housing Needs Survey with a high response rate is a key part of assembling this information.

### 3. What Now.

3.1. a) The formal endorsement of Malpas Parish Council (**Approved at the parish meeting of 12th October 2015**)

b) The formal endorsement of other interested parishes within the electoral ward.

**No Mans Heath and District parish council voted in its support at their meeting of 12<sup>th</sup> November 2015.**

**Tilston parish council voted in support on 7<sup>th</sup> January 2016**

c) The nomination of one councillor for each parish on the steering group

d) A decision to have a new Housing Needs Survey

e) Set up a formal Steering Group.

f) A public meeting or meetings then to be held to launch the CLT and seek members and those interested in serving on the Steering Group. (The aim is to achieve the largest possible number of those living and/or working in the CLT area aged 16 and over as £1 lifetime members).

3.2. The formal involvement of the District Councillor and the Parish Councils is critical and therefore, Steering Group, and subsequent Board non-voting, places will be reserved for them to sit alongside residents who are members and then Directors. The non-voting position is to avoid any conflict of interest with their roles as councillors.

3.3. The Steering Group would meet monthly for approx. 2 hours in the evenings. It is expected that within a few months the CLT will be a formally constituted independent social enterprise with a Board of Directors, Business Plan and bank account. Within a year it could have worked up proposals for one or more sites either alone or through a partnership with a Housing Association. Any proposals would go through the planning system in the normal way.

### What is a Community Land Trust (CLT)?

- It is a **not for profit**, community-based organisation set up to own and manage land and buildings that meet the needs of a local community. It is a commercial entity so must generate positive cash flow to support future projects
- Its assets are held in perpetuity, in the collective ownership of the community and are used for the explicit benefit of that community.

- Assets are obtained through altruistic gifts of land or property, land purchase at nominal or agricultural value with buildings developed through borough council accruals of development funds and commercial loans.
- It is owned and run by the community through a lifetime membership proposed at £1 per person. At the first monthly membership meeting a Steering Group will be convened that could ultimately form the basis for the trust's future board of directors.

### What a CLT will do for us

- Provide homes for local people through its own, borough council approved, Allocations Policy. A properly drawn up Allocations Policy applied by the CLT can determine priority for local people with personal/family history and employment within the area.
- Provide homes at below market value rentals. The CLT houses will be genuinely affordable, based on actual earnings in the area, not just for now but for every future occupier.
- Provide well designed homes, kept affordable in perpetuity. This will make all the difference in maintaining and building our community and its services.
- Continually update a homes survey to help ensure need and provision are balanced.
- CLT built homes could reduce the number of homes "people can afford" needed to be built by commercial developers.

### Why Does Malpas and District Need a CLT?

- For many villages and hamlets in and around Malpas the choice is between, becoming ever more exclusive enclaves of the wealthy and retired, turning into commuter dormitories at the cost of fewer local jobs, declining local services, and the loss of genuine community life; or, building homes that people can afford to enable those who work in our communities to continue to live in them.
- Local people in need of lower priced homes are rarely allocated new affordable homes in our area. Housing associations use the borough wide allocations policy which does not cater for rural circumstances so biasing decisions in favour of out-of-area need.
- Neither the developers nor the Local Authority are building the type of houses that our residents want. The homes survey will determine demand and house size to be met for the future.

**THREAPWOOD PARISH  
COUNCIL  
BUDGET 2016/7**

	Year		At		Year End		Year	
	2015/6		31 12 15		31 03 15		2016/7	
	Actual		Actual		Esimate		Propose	
	£	£	£	£	£	£	£	£
<b>RECEIPTS</b>								
Precept	2000		2000		2000		2000	
Grant	31		31		31		28	
New Homes Bonus			2193		2193			
Balance b/f	5962		5962		5962		6276	
Total		7962		10186		10186		8304
<b>PAYMENTS</b>								
Clerks Salary	2138		806		1200		1500	
Office Expenses	200		0		200		200	
PAYE	0		152		300		0	
Administration	0		216		216		200	
Insurance	360		360		360		370	
Grants	0		1000		1000		1000	
T.Times printing	120		20		60		120	
Room Hire	112		64		112		112	
Subscriptions	151		151		151		160	
Training	0		25		25		200	
Information Commis.	35		35		35		35	
Elections	400		181		181		200	
Payroll	70		0		70		80	
Community Projects	4389		0		0		4130	
Total		7975		3010		3910		8307