 Community Partnership

**Chair:** Robert Wills **Vice Chair:** Edward Baines **Secretary/Treasurer**: Ron Simpson BEM

**Uppingham Webcam**  **www.uppinghamfirst.co.uk**

**Notes of a Meeting of the E J Toon Housing Project Task Group**

**Held on Friday January 12th 2018 in The Falcon Hotel**

**Present**

David Ainslie, Graham Allison, Edward Baines (Chair), Mark Shaw, Margaret Simpson, Ron Simpson, Geoff Thompson, Janet Thompson

**In Attendance**

Locality Consultant - Mick McGrath

**1. Chair’s Opening Remarks**

Edward Baines welcomed everyone to this second meeting of the Task Group and apologised for his absence from the first meeting due to work commitments

**2. Welcome to New Representatives**

The Chair welcomed the strengthening of the Task Group with new members Margaret Simpson (Rotary) and Graham Allison, a retired chartered surveyor.

**3. Apologies for Absence**

Mark Shaw (travelling on business)

**4. Declarations of Interest**

Task Group member business, charity and community interests were noted.

**5. Notes of a meeting held on Friday November 3rd 2017**

Agreed as a true record

**6. Matters Arising**

None

**7. To Consider the Visit to the Saffron Lane Housing Project in Leicester**

Mick McGrath was thanked for arranging this visit and producing an excellent set of notes. Task Group members were impressed by this community led housing project and the knowledgeable input provided by host Neil Hodgkin. Town Councillors had been invited to join the visit, with four responding. Cllr Christine Edwards was able to make the date agreed and joined the visit. Following discussion on many of the points raised in Mick’s report it was agreed that the visit had been well worthwhile and may be worth repeating at some future date. (*Note that a later verbal report on the visit and the project was made to the January meeting of UTC to keep the council abreast of developments)*

**8. Site Map**

Distribution of the project site map was noted. Ground area was estimated to be around one third of an acre.

**9. Site Visit by GSS Architects**

Ron reported on a site visit and discussion with Michael Magri of GSS Architects. His company were happy to undertake the work and it had been agreed that Michael would:-

1. Provide a formal quote for the work to be undertaken including a preliminary site survey
2. Subject to receipt and acceptance of the quote, provide some design options for the site reflecting its character and location, forwarding such drawings in time for a mid-February public engagement event for interested young persons’ and supportive parties

Michael’s observations onsite included:-

1. The location should be treated as an exception site
2. The project site lent itself to a local design/local build initiative
3. The sloping site would need clearance included in any costings
4. The site entrance may need to be temporarily enlarged to facilitate ground testing
5. Design options would need to reflect the issues created by the adjacent solar farm and waterworks
6. Design options could incorporate both shared space options and self- contained options, plus services that might be welcomed by younger people

It was agreed to welcome the report and proceed on the basis of the submitted quotation if within budget.

**10. Land Survey**

It was agreed that this be organised by GSS Architects if possible.

**11. Character and Direction of the Project’s Housing Options**

During extensive discussion it was agreed that:-

1. The group should explore the possibilities presented by forming a Housing Association
2. The Chair explore the Community Led Housing funds allocated to Rutland
3. Invite interest in, and observations on, the project from the Peterborough Housing Association which owns homes on The Beeches
4. The concepts of ‘social ownership’ and ‘community shares’ may be relevant to the project
5. Funding options may help determine the direction to be taken
6. Home and Community Agency (HCA) policy and grant availability was relevant to the group’s considerations
7. The principles of social enterprise may be relevant to the group’s options
8. It was noted that a ‘community land trust’ could be one of a number of constructs.

**12. Legal and Financial Options for the Corporate Construct of the Proposed Housing Entity**

Mick led the group thorough an online questionnaire created by the Cooperative Movement intended to help guide groups in their initial thinking on corporate structure prior to the legal work to be commissioned from legal advisors Anthony Collins (quote requested).

See <https://www.uk.coop/the-hive/setting-up-a-co-operative/your-co-operative-structure/select-structure-tool>

The outcome is appended to these notes and will help inform dialogue with the group’s appointed solicitors.

**13. Public Engagement Event**

Agreed as:-

1. For the under 30 year olds
2. To be on Saturday February 24th 2018 at Uppingham Cricket Club 11am to 1pm (booked)
3. To be promoted in the media
4. To engage younger minds in determining the design and desirable specification of such properties
5. To ascertain the level of interest in the proposed project

**14. Date of Next Meeting**

Friday January 26th 2018 at 3pm in the Falcon Hotel

**15. Any Other Business**

None

**Copy to:** UF Board and Social and Economic Partners

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**Unless otherwise requested please direct all correspondence to The Secretary, 7 Hawthorn Drive, Uppingham, Rutland LE15 9TA**

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**Company Limited by Guarantee: No:** 6788282 **Registered Office:** The Falcon Hotel, Uppingham, Rutland LE15 9PY **VAT Reg. No:** 996401391

**Tel:** 01572 495050 **Mobile:** 07710 328469 **E-mail:** secretary@uppinghamfirst.co.uk

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**Appendix**

**Co-operatives UK Select-a-Structure Tool Submitted on Friday, 12 January 2018 - 2:55pm**

Thank you for using the Select-a-Structure tool, your results are below. To help make sense of your results, visit The Hive's ‘your legal and governance options’ explained at <http://www.uk.coop/the-hive/setting-up-a-co-operative/legal-and-governance-options>

**Your Responses:**

Question 1: How will you secure the majority of your initial funding costs?

Grants and gifts

Question 2:

N/A

Question 3: From where do you anticipate getting the bulk of your income? (that's regular income, not start-up costs):

Selling services or goods to non-members, or from contracts with public authorities or others

Question 4: Will the organisation take on significant debt or incur financial risks generally (e.g. through borrowing money, running a business, employing permanent staff, or entering into major contracts such as long-term leases)?

Yes

Question 5: Who in the main will be eligible to be members of the organisation?

Members of the community generally or some section of it, by application, regardless of any involvement in the organisation's activities

Question 6: What is the primary purpose of the organisation? :

To benefit the wider community or some section of it

Question 7: Are your activities charitable in law?

All of our organisation's activities fall within the list of charitable purposes

Question 8: After deciding how much of the surplus or profit is to be retained in any financial year, will the organisation be able to give a financial bonus or co-op dividend to the members after deciding how much of the surplus or profit is to be retained in any financial year?

No

Question 9: Should your organisation feature a statutory asset lock?

Yes

Question 10: If the organisation is wound up and has funds left over, can these be distributed amongst the members? No

**Outcomes**

\* \*Suitable Legal Forms: \*

 Charitable Community Benefit Society

 Charitable Company Limited by Guarantee

 Charitable Incorporated Organisation

 Charitable Trust (unincorporated)

 Charitable Unincorporated Association

 Charity with subsidiary company

 Co-operative Society

 Community Benefit Society

 Community Interest Company (limited by guarantee)

 Community Interest Company (limited by shares)

 Limited Liability Partnership

 Partnership

 Private Company Limited by Guarantee

 Private Company Limited by Shares

 Public Limited Company (plc)

 Unincorporated Association (non-charity)

 \* \*Legal Forms that are less likely but still possible: \*

 None

 \* \*Suitable Organisational types: \*

 Co-operative Consortium

 Community Co-operative

 Consumer (or Users') Co-operative

 For-Profit Business

 Social Enterprise

 Voluntary or Community Organisation

 Worker Co-operative

 \* \*Organisational Types that are less likely but still possible: \*

 None

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