



Chorlton Community Land Trust

Report of the Annual General Meeting held on Thursday, 22 October 2020

In addition to the formal minutes, the CLT Board are pleased to share some more detailed information on the subjects covered including the questions and answer session

Chorlton Climate Change Action Partnership

The slides of presentation by Claire Stocks are on our website.

Chairs report

The Chair's annual report is published on our website.

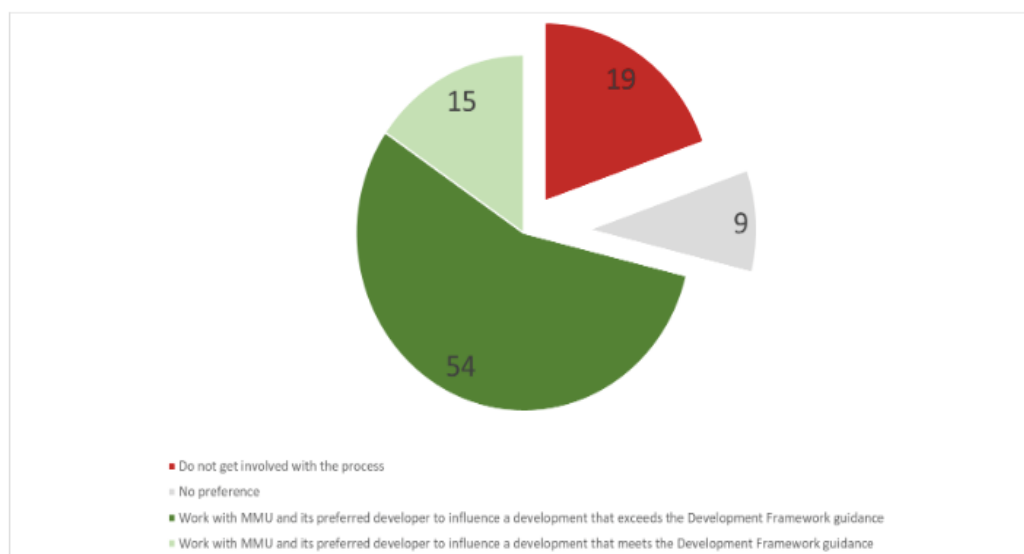
Update on Ryebank Fields

On Ryebank Fields the Chair reported that we responded to the news that the land was on the market by initiating a survey to get an up to date position on members views both on the detail and the extent to which members supported the CLT Board's position on the Fields or otherwise. The headline situation of members' views on what should be the CLT's position on the fields was

Q: How do you think the CLT should engage with the development process?

	Count	%
Work with MMU and its preferred developer to influence a development that exceeds the Development Framework guidance	54	56%
Do not get involved with the process	19	20%
Work with MMU and its preferred developer to influence a development that meets the Development Framework guidance	15	15%
No preference	9	9%
Grand Total	97	100%

NB 3 Respondents did not answer this question



A clear majority 71% supported the CLT engaging with the development process to influence a development that either meets or exceeds the development framework. The CLT Board respect



also the views of the 20% who would not wish the CLT to be involved with the process and many strong and passionate views have been expressed – particularly about loss of green space and concerns about traffic. The CLT Board’s view always has been that it is better to engage early in any development process as leaving things to the planning stage is too late when developers’ plans have already been made.

The surveys will be made available in a report to MMU with the request that it be shared with developers at an early stage.

Update on The Picture House

The current position is that the CLT has presented an offer to the Coop with our development partner Brook Finch. Board members are planning to meet with the City Council to seek their support and discussions with the Coop are ongoing. If the Co-op accept the offer, we will need to work quickly to translate the pledges into actual investment/share purchases and will need as much help as we can to promote the offer to local people and Bee Gees fans.

A Q&A session followed, summarised here.

Q Developers and planning reference traffic impact assessments when considering schemes. These seem to simply perpetuate car centric design rather than make alternatives more attractive. Both schemes currently of interest to Chorlton CLT will have impact on traffic and potentially increases in local journeys by car. What are the commitments to mitigate or even eliminate these issues and how much would these commitments be considered a ‘red line’ in negotiations with developers?

A. We will press for a development that prioritises walking and cycling over car use. We can’t stop legally people using cars but can incentivise non and reduced car use through initiative such as providing cycle storage, facilities and supporting car clubs. Electric charging points encourage electric cars. There are good examples of developments elsewhere, such as Lancaster cohousing which has significantly reduced care use through a car share scheme. There is a need for wider traffic management measures in the area now. There are groups already looking at these issues in Chorlton, including more promotion of walking and cycling.

An exemplar zero carbon development implies more than just insulation and building supply chains, so we expect developers to be addressing this seriously.

It’s about a process with developers and trying to get developers to understand our ideas. At Ryebank in particular there could be a point where the CLT members can’t support a developer if they prioritise design for cars. That would be a red line - but we need first to see what they come up with in the light of knowing what’s important to us, how serious they are, and what members are prepared to support or otherwise.

There’s great scope with the positioning of the Picture House to encourage walking and cycling e.g. potential for the new Chorlton cycle coop to get involved. We’d be looking to work with groups like Walk Ride Chorlton and the Chorlton Climate Change Action partnership to help take this further.



Q. Does CLT have a position on development on green space, building on green space? Ryebank fields are green space. Isn't development on green space a contradiction with supporting Chorlton Climate Change Action partnership?

A. There is a challenge in the development around the competing interests of building better housing and maintaining and playing a role in combatting climate change. The position is that CLT isn't promoting development or advocating that Ryebank Fields is developed. We are responding to the fact that there is a serious proposition afoot for the site to be developed and if that's going to happen in our community we want to step forwards and see what we can do to ensure that the development accords with the highest standards of green, eco carbon credentials. The reality of the situation with the UK is that we do have a housing crisis. We have a need to build more homes. We also have in the UK a major challenge with the eco standards of the housing stock. There is an enormous challenge to make sure that houses are zero carbon. We will make sure that this new development makes the biggest contribution possible to ensuring that the housing stock of Manchester has higher green credentials. The reality of the relationship between the environmental agenda and the way that we live is that urban living is the way we need to solve the contradictions between our housing growth needs and the environmental agenda. It is much easier for cities to provide public transport and reduce the carbon footprint than in outlying rural areas. As this is an area where there is a demand for housing and interest in bringing housing forward, we want to influence to make sure it maximises the contribution to the environmental agenda.

We are very much at the start of our engagement with the process. We have not endorsed any particular plan as there is no plan to endorse to or object to. That will come in due course as MMU works with developers. We will get our sleeves rolled up and get involved in the process where we can and take a stance on the proposals that come forward. We will engage you in that process as we go forwards; digitally as we have done now, and hopefully we will be able to meet up face to face.

Q. Is cohousing being promoted within the approach by the CLT?

A. Yes there is a growing interest in this, especially since Covid, to reduce isolation, cohousing has a community approach, about zero carbon living, sharing resources and having low impact, sustainable homes, and fewer cars. Chorlton Co Housing who are a 50+ years group have been involved from the outset. Manchester Cohousing, an intergenerational generational Co Housing group, are now also interested.

Q: If Ryebank fields were developed into accommodation would CLT or the council support the possible use of MMC (Modern Methods of Construction) and turn it into an innovation village of sorts? May encourage more interest in the region.

A: Yes, we would be interest to see what MMC could achieve. Sometimes premade sections or panels are brought in by lorry, in some a factory is set up on site It can be used for Passivhaus development. It minimises time and disruption on site. On the possible down sides - it is new and relatively untested, may be more expensive than traditional methods. We're not sure if Manchester City Council would want to be directly involved in an innovation village as they see this as an MMU/ developer initiative.

Q. How does CLT reconcile not supporting housing on the Coop as a brownfield site yet is seeking to work with a developer to build housing on a greenfield site? MCC has an 8.5 years' supply of



housing in its current 5- year plan from brownfield sites alone, so again how can this be reconciled?

A We always thought the Coop site best for an anchor facility in the heart of Chorlton and increase footfall and preserve the building. The current plan now with the Coop has some residential on the back of the site.

Q Are you able to share details of the partnership with Brook Finch/ tell us more about who they are and how we came to partner with them?

A. Brook Finch are small Manchester based company. We needed someone small enough, not a corporate developer where we couldn't speak to the person with their hands on the purse strings. Wanted someone to work with a track record community interests at heart and interested in quality development. We felt comfortable with them and they felt comfortable with us. They shared our aims and aspirations and took on board our vision. They appraised the development and came up with an offer which made financial sense, affordable not too risky. They were prepared to work with our model including the best way to invest the community's money. The CLT would buy the freehold property for £500k and simultaneously grant a long lease to Brook Finch in return for ground rent. They will do the planning application, fund and develop the building. There will be clauses in the lease making them consult the CLT on changes of use so we have influence over how the end development would be. We did not want to put CLT members money into risky development where costs might run out control, mismanaged in some way, or risk losing members money. We have every confidence in BF to have the skills and resources to see this through, though if BF did go out of business the CLT will still own the leasehold, investors' money is secure, and we can sell it onto another developer.

Q. Do you plan to separate the discussions about Ryebank and Coop at some point? It feels quite hard to progress the Co-op discussions when there is so much emphasis on Ryebank. It's not that I don't think both are important, but they are quite different initiatives, and it feels that there is an urgency and a need for proactivity in relation to the Coop site so it's important that there is adequate time and energy dedicated to it. How will these two 'tracks' of activity be handled to ensure this?

We do want separate discussion on the Coop and Ryebank Fields. We have got a lot on our plate at the moment. Both projects kicked into life in the last few weeks and we have been managing both projects at the same time. At the AGM wanted to discuss both. In future we will separate out discussions on the two tracks for engagement and consultation.