



Michael Stephenson  
Manchester Metropolitan University

Cc John Keyes, Cushman & Wakefield

7 May 2021

### **Ryebank Fields Local Community Engagement With Shortlisted Developers**

Dear Michael

Thank you for your time on the 27<sup>th</sup> April to discuss the potential arrangements for the Chorlton Community Land Trust to engage with the shortlisted developers at the next stage of your process.

We understand from the conversation that MMU and Cushman & Wakefield are expecting to shortlist up to five potential developers in the next phase and that there is a recognised value in the developers having the opportunity to engage with the Chorlton Community Land Trust to better understand our members' aspirations and expectations, and for the Board of the CLT to provide an opinion to MMU on the relative merits of each developers' plans.

We understand that this next stage will be confidential and there are no plans to publicly announce the shortlisted developers. It is also worth stating that although the CLT's opinion will be valued and will carry some weight, you have been clear that MMU will make the final decision as to which developer will proceed to the next stage of the process.

We understand that there will be "extensive engagement with the local community" at the subsequent stage of the process ie once a preferred development partner has been identified, to fulfil the requirements of the Development Framework and that the arrangements we are discussing here do not meet that threshold.

Concentrating on the proposed offer of Chorlton CLT engagement in the upcoming phase, your initial suggestion was for the CLT Board to receive a presentation from each of the short-listed developers and for the Board to formulate an opinion on the bids that would be shared with MMU for consideration as you make your choice on the preferred developer.

We can confirm that we would be happy to commit to this.

In addition, we would also want to host an initial informal Q&A session with the shortlisted developers at the outset of this next phase. This would be an opportunity for the shortlisted developers to get a better understanding of the CCLT Expectations and Aspirations for the site. We propose that these Q&A sessions are attended by CCLT Board members who sit on the CCLT's Development Sub-Committee. This will ensure a manageable number of people on our side, ensure

that the status of attendees is clear to our members and mean that our actions are governed by the obligations that Board members have towards the CCLT and its code of conduct. As the CCLT has some volunteer members with specialist insights on aspects of the development, we may yet need to find a way of getting their input into the process, however we will agree that with you if, as and when the need arises.

In terms of timing, the Board presentations should take place no later than 2 weeks before the MMU decision date on the preferred developer, in order to allow the CCLT sufficient time to assemble a considered position. And, the Q&A sessions should be held as soon as possible after the announced short-list in order to allow time for the developers to strengthen how they propose to address our priorities in their final submissions. Both sets of sessions should be half to one hour in duration.

Our understanding is that MMU is expecting a written summary of the CLT Board's views on the shortlisted developer plans. We would also be willing to present our findings to MMU and Cushman & Wakefield in a meeting to clarify any points and ensure you have a rounded understanding of our findings.

### **Cohousing Engagement**

As part of any development on Ryebank, the Chorlton CLT aspires to see a cohousing scheme included on the site. Plans for cohousing are being separately developed by a newly established partnership between *Chorlton Cohousing and Manchester Cohousing; Manchester Intergenerational Cohousing Organisation (MICO)* which is a partner organisation of the CCLT. We believe the shortlisted developers should engage with this group to explore the options set out in the [Cohousing proposal](#) after the initial Q&A session with the Development Group.

The Cohousing Development Group is willing to sign an NDA if required. The Cohousing Group wish to set out their expectations for cohousing on the site and work with shortlisted developers to establish a clear set of shared aims and approaches to cohousing, for consideration by MMU. The cohousing group will also provide the CLT with its view on short-listed developers for our consideration alongside the other elements of the Aspirations and Expectations document.

The CCLT Board met on 4<sup>th</sup> May 2021 to agree this approach. Please could you consider the proposal here and write back setting out your assessment of the way forward.

Yours



*Simon Hooton*  
Chair CCLT