

# Kendal Futures Board Meeting Minutes

Wednesday 12<sup>th</sup> May 2021

3.00 – 5.00 pm

Video Meeting via Zoom



## Present:

Mark Cropper, Chair

Paula Scott, Kendal Futures

Susanne Long, Kendal Town Council

Matt Williams, SLDC

Cath Purdy, Housing

John Haley, Professional Services

Miriam Randall, Creative Industries & Innovation

Nick Pitt, Kendal BID

Jamie Allison, Young Professionals Group

Kelvin Nash, Kendal College

Jim Bland, NFU

Noel Farrer, Delivery Advice & Govt Liaison

Nick Taylor, Kendal Futures

Geoff Cook, South Lakeland Local Committee

Robin Ashcroft, South Lakeland District Council

Graham Booth, Board Observer for Cumbria LEP

## Apologies:

Mandy Dixon, K Village and Tourism

Rhian Harris, Culture & Festivals

## 1. Apologies and membership

See above.

## 2. Declarations of interest

No declarations were made for the meeting agenda.

## 3. Minutes & matters arising

The minutes of the meeting held on 10<sup>th</sup> March were agreed as a true record.

There were no matters arising not covered by the agenda.

## 4. Kendal Community Land Trust

A presentation was given by Beki Winter from the emerging Kendal Community Land Trust and Charles Ainger from the Lune Valley Community Land Trust in Halton, near Lancashire.

They described the purpose and aims of a Community Land Trust (CLT). CLT's aren't subject to right to buy and can preserve affordable homes for the longer term. They can also develop play areas or business areas. Kendal needs more sustainable housing and a CLT will enable communities to get involved in the design of the homes. The Lune Valley CLT has designed shared and play spaces with cars on the outskirts of the plot.

Community Housing Fund is available to community groups who wish to develop affordable homes via SLDC and enables viability analysis, planning applications and purchase of land. The Kendal CLT is currently forming a steering group and they have 9 active members including local councillors, architects, landscape architects and planners.

They are making enquiries about potential sites and are open to any possibilities from developing new builds with Passive House status or retrofitting town centre properties to high environmental standards. Mixed tenure schemes are a possibility as are community loan shares. There are several ways to raise funding to support a development.

The CLT model ensures that homes are affordable for perpetuity for local younger people or people who want to come to live and work here. However, market rate sales in small numbers may enable a much larger number of affordable homes to be built.

The capital funding for the Halton scheme has been done in partnership with South Lakes Housing who can cover development costs through applications to Homes England. The Lune Valley CLT development is at contract stage but will achieve the Passive House standard and exceed national space standards to provide 20 affordable homes. The build cost per square metre is £1592 and the scheme will provide 1 and 2 bed flats to 4 bed houses. A housing scheme for seniors will provide 14 homes adjacent to the site later.

The CLT need help to find sites in Kendal. The KFB discussed the challenge of land assembly, the need for creative and innovative solutions to enable the delivery of affordable homes and the need to bring more development in the town centre to fruition. In other areas councils have procured key sites within their towns to deliver important initiatives such as a CLT.

The KFB asked whether the CLT can take a percentage of affordable homes on a private development site? **ACTION: M Williams to discuss this possibility with the SLDC housing team.**

**ACTION: ALL to complete the Kendal CLT online survey and circulate to other local people to complete.**

**ACTION: Nick to involve Beki and CLT members in the housing and workspace action group.**

## **5. Movement and Placemaking Review**

Andrew Cameron's final report was circulated ahead of the meeting. P Scott will now share it more formally with local authority partners. The KFB agreed not to make the review publicly available until its ideas can be further tested and modelled.

The KFB discussed the complexities and opportunities presented by the review including the need to reconsider Kendal's traffic network in terms of benefits for walking and cycling rather than vehicle journey times. The ideas in the review need to be tested more thoroughly by independent specialists and KF is committed to working with stakeholders. All partners need to be much clearer about the advantages a revised streetscape will bring to Kendal.

Next steps could involve more detailed investigation of the Longpool junction to improve connectivity in that area, working in partnership with the local authorities. Parking also needs further consideration, to enable those who travel into Kendal to park on the outskirts yet easily access the town centre. The KFB agreed that improving the aesthetics and design of Kendal is an exciting opportunity which will ensure a quality offer which attracts more people to the town and supports the growth and expansion of businesses.

**ACTION: Nick to discuss the review with Kelvin Nash (who had left the meeting at this point) at Kendal College.**

M Cropper reported on a recent meeting with Peter Thornton, CCC, about the Vision and how to progress future projects. CCC has since agreed to lead a place planning group to develop joint projects, strategies and investment plans for Kendal. P Scott will attend the initial meeting and KF will be invited to have other representatives, along with SLDC and KTC. Noel Farrer agreed to join the group.

The group will consider the various documents and strategies affecting Kendal and begin to prioritise projects to develop for future funding applications, including future rounds of the Levelling Up Fund. The process will ensure the local authorities can gain the democratic decisions required to progress work.

CCC have the Northern Access Route plans in early development, town centre interventions in the same study via Mott McDonald, LCWIP proposals and consultation, SLDC has the Local Plan and Town Centre Strategy, KTC has the Citizens' Jury recommendations, 20s plenty and KF has the Vision and the Movement and Placemaking review.

The KFB stressed their aspirations to make high quality meaningful change across the town and while the detail of the Vision may change, the overall ambition and quality level should remain high as project plans are developed.

## **6. Progress updates**

### **Funding agreement update**

R Ashcroft and M Williams reported that work continues with SLDC's legal team to address the funding agreement queries raised by the KF CIC Directors in February. The s106 funding may need to form part of a separate agreement. The latest version will be returned shortly and a meeting was suggested to iron out further issues. M Cropper expressed frustration on behalf of KF, particularly as there is now an urgent need to meet financial commitments.

### **Workshops**

Lynne Ceeney will facilitate a KFB purpose and priorities workshop in mid to late June. **ACTION: P SCOTT to circulate a Doodle poll to agree a suitable workshop date with Board members.**

Lynne has also suggested a workshop with Andrew Cameron to present the Placemaking Review to key partners.

A local authority workshop will be held later to better understand and agree working remits and responsibilities, how KF can help and embed the Vision in the Local Plan.

P Scott and N Taylor are meeting regularly with the Local Plan teams. The team would like KF to address their call for brown field sites when made and understand capacity on the sites presented in the Vision for housing and employment. N Taylor is exploring ownerships in more detail. A reasonable evidence base that work is deliverable in a 5-10 year timetable is required. Area Action Plans or Supplementary Planning Documents have been discussed but the team aren't currently resourced to deliver this activity as part of the review. **ACTION: P SCOTT to further investigate the costs and resources needed for this work with support from N Farrer and involve Noel in a meeting with the Local Plans team.**

### **Action Groups**

As soon as the SLDC funding is in place, N Taylor will hold an open session to encourage local people to get involved in the Action Groups, and dates will be set for the first group meetings. N Taylor reported that there is a lot of enthusiasm for the Action Groups and there may be opportunities for additional smaller groups about specific areas of interest to be established.

## **7. Partner and project updates**

Dealt with by exception.

Nothing to update.

## **8. Any other business**

CCC has published the Kendal Local Cycling and Walking Infrastructure Projects (LCWIP) consultation and the KFB were encouraged to respond on behalf of their own organisations or as individuals. **ACTION: P SCOTT to submit a KF response based on the Vision's aims.** G Cook encouraged everyone to respond as it will enable CCC to apply for future funding for walking and cycling projects.

P Scott is attending the Citizen's Jury feedback panel on 23<sup>rd</sup> June to discuss how KF is addressing the recommendations. **ACTION: ALL to let P Scott know how representative organisations are meeting the recommendations.**

The Annual Report is being designed and will be circulated to the KFB and partners soon.

N Farrer reported that he has been appointed to the Brewery Arts Centre board and praised their revised membership which is diverse and dynamic with several people under the age of 25. **ACTION: P SCOTT to ask M Randall to discuss how she has achieved this at a future meeting.**

## **9. Date of next meeting**

**Wednesday 7<sup>th</sup> July, 3 pm – 5 pm**

Venue to be confirmed, if meeting restrictions have been lifted.