



THE TETTENHALL DISTRICT  
COMMUNITY TRUST

# Why The Trust ?

Neighbourhood Planning

TDCC (2014)

Future Direction, Character, Heritage

Social, Economic, Environmental Wellbeing

Protection & Promotion

Community Project Initiatives

Community Leadership & Ever-increasing risks



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# Background & Basic Conditions

Locality Act (2011 – 2021) | Regulations (2012)

Neighbourhood plans | ~~Parish Council?~~ | “Neighbourhood Area/Forum”

- [Established for] the express purpose of promoting or improving the social, economic and environmental wellbeing of an area that consists of or includes the **neighbourhood area** concerned
- A purpose that reflects the **character of the area** in general terms
- **Membership open to people living and working** in the area, and **elected members** for the area (reasonable steps must be taken to secure at least one of each)
- A minimum of **21 members** from above groups, maximum effort to recruit **business leaders**
- Membership drawn from different **places** in the area and different **sections** of the community.
- The FORUM will NOT be a company regulated by company legislation



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# Background & Basic Conditions

## Locality Act (2011 – 2021)

### Compliance Checklists

- Defined Area (Tettenhall Regis & Wightwick): Comprising – Claregate, Aldersley, Stockwell End, Danescourt/Wergs, Tettenhall Village, Tettenhall Wood, Wightwick, Compton, Smestow, Finchfield, Castlecroft, Regis
  - Objectives/Membership (Town & Country Planning Act Section 61F(5)(a)/(b))
  - Inclusion/Equalities, Affiliations, Powers Of The Forum (General Competence)
    - Decisions & Conflicts (Ordinary Resolution)
    - Steering Group/Officers (Trustees & Resident Officers)
- Meetings: SG, GM (Town Hall), AGM, Working Groups, (TCF & Neighbourhood Group)



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# Background & Basic Conditions

## Locality Act (2011 – 2021)

### Incorporation

#### Unincorporated

Group of individuals

Unlimited liability

Cannot hold some grant funding in its own right

Cannot hold property as an organisation

Cannot enter into contracts as an organisation

No asset lock

#### Incorporated (“Tettenhall District CiC”)

**Legally recognised body**

**Limited liability**

**Can hold grant funding in its own right**

**Can hold property as an organisation**

**Can enter into contracts as an organisation**

**Usually an asset lock**

**Best Practice – 4 Directors (<25% control)**



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# Background & Basic Conditions

Locality Act (2011 – 2021)

Incorporation

**A community interest company (CIC).** A CIC is a legal form which was set up primarily for social enterprises – i.e. organisations trading for social benefit. A key advantage of a CIC is that it reassures funders and stakeholders that the asset lock and community purpose are regulated. Regulated By Companies House. (CIC 36 Objects)

~~**Charitable Incorporated Organisation (CIO)**~~ A CIO is an incorporated structure regulated by the ~~Charity Commission~~. The Charity Commission publishes model documents and the objects of your organisation must be charitable. To register as a Charitable Incorporated Organisation, you must have an income of £10,000 or a business plan showing that you expect to achieve an income of £10,000.

~~**Community Benefit Society (CBS)**~~ If you are considering a community share issue (for example to purchase or renovate a local building) then a Community Benefit Society is likely to be most appropriate. Community benefit societies are regulated by the ~~Financial Conduct Authority~~.



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# Neighbourhood Area Application

## Designation Of Neighbourhood Area / Forum

“Tettenhall District Community Council, Styled as Tettenhall District Community TRUST, incorporating Tettenhall District CiC”

Neighbourhood Area Of “Tettenhall District”

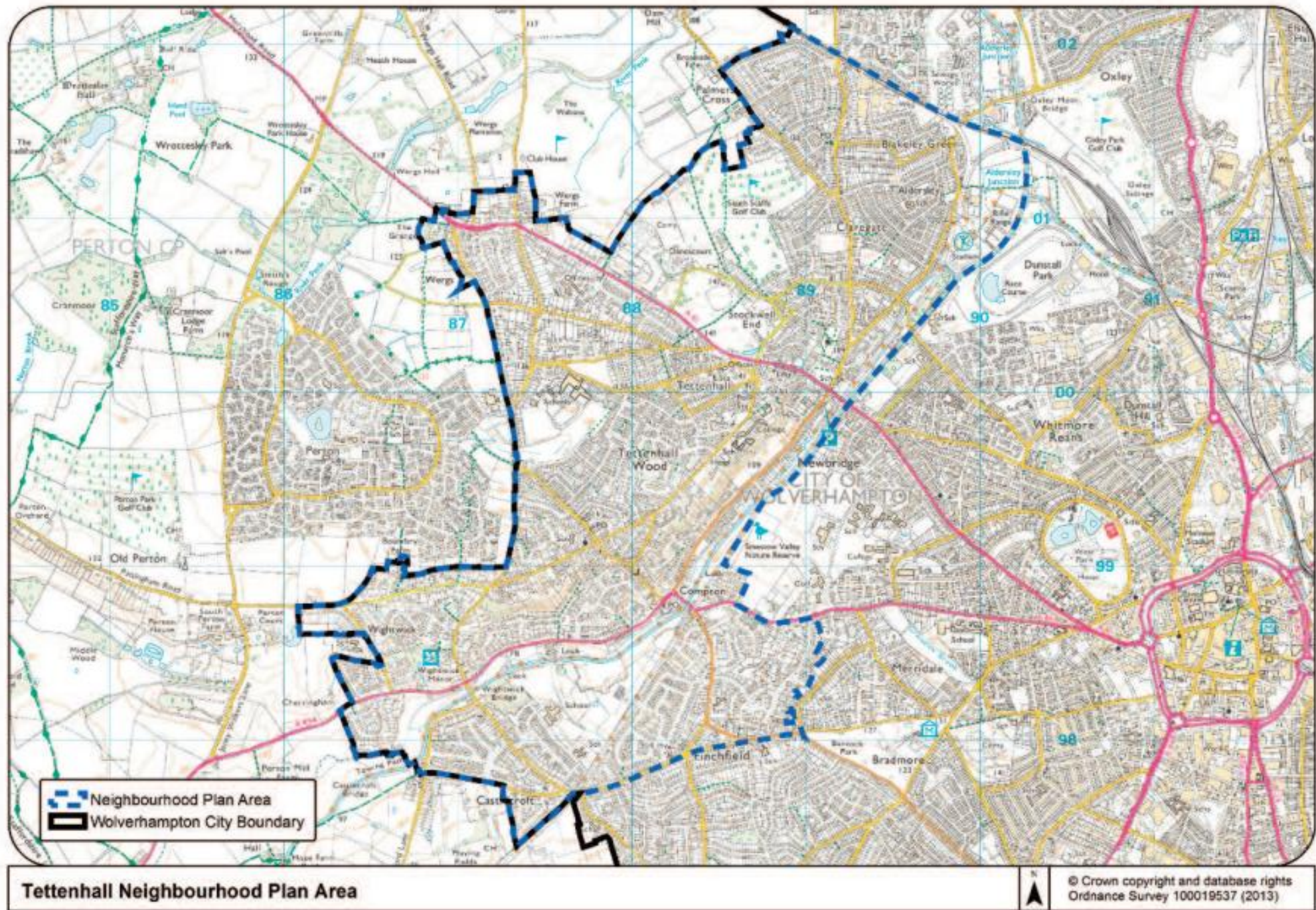
**Consisting Of Tettenhall Regis and Tettenhall Wightwick Wards**

**Population Approx 23,000, Households Approx 9,900 (2021 Census)**

**Comprising the 12 neighbourhood areas of: Castlecroft, Claregate, Aldersley, Compton, Finchfield, Regis, Smestow, Stockwell End, Tettenhall Village, Tettenhall Wood, Wergs & Danescourt, Wrottesley**

Duration of the forum (5 years from being approved, as set out in legislation)

**Figure 1** Neighbourhood Plan area within city boundary





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# Neighbourhood Area Application

## Justification Of Neighbourhood Area / Forum

The TDCT, in its aims and through a revised neighbourhood plan, seeks to **embed community consultation on planning issues to help bring appropriate development whilst allowing residents to have a greater say over what happens in the area.**

This Neighbourhood Plan aims to encourage economic growth in the area by providing for new homes, protecting local employment and enhancing its attractiveness to visitors, whilst equally ensuring its heritage, character and environment are protected. It recognises that development, if delivered in ways acceptable to the people, can positively contribute to the infrastructure requirements, as identified by local people and previously set out in the 2014 Neighbourhood Plan.



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# Neighbourhood Area Application

## Justification Of Neighbourhood Area / Forum

Many changes in legislation recently have removed rights from the LPA and placed permitted development, legislated responsibilities and other planning obligations and developments in national level or to organisations outside the LPA. We consider it essential that WCC supports this application for the TDCT to act as a community council, to ensure the aims and development of the district are well managed.



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# Neighbourhood Area Application

## Intention Of Neighbourhood Area / Forum

**Neighbourhood Development Plan**

**Neighbourhood Development Order**

**Community Right To Build Order**

CiC Incorporated with the following community interest statement: ***“The Company’s activities will be focussed on providing benefit to the c23,000 inhabitants of the wards of Tettenhall Regis and Tettenhall Wightwick (together “The Tettenhall Wards”) in the City Of Wolverhampton”.***

We seek to hold appropriate council funding and other gifts and donations, and sponsored grants and funding from other organisations for the development and administration of the district, plus the delivery of projects beneficial to the social, environment and economic well-being of the district.



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# Neighbourhood Area Application

## Intention Of Neighbourhood Area / Forum

**Civil Society Organisation recognition \***

**Community Right To Challenge \*\*(including working with other mandatory authorities)**

“Compact” agreement to be governed between Wolverhampton City Council and TDCT for interfaces, processes and data. (“Compact” usually know as SLA or MOU in industry)

\* **CSO**: large international charities, trade unions, NGOs, national and local charities, community, social and recreational clubs, online networks, and faith groups. They are formed to serve many different purposes, but generally their purposes are non-profit making and often, but not always, they focus on achieving charitable aims or societal goods.

\*\* **The Community Right to Challenge**: is the right for community organisations to submit an expression of interest in **running services of local authority** and fire and rescue authorities on behalf of that authority.



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# Written Statement

## Compliance: Purpose, Activities & Related Benefit

1. The Forum (“Tettenhall District Community Trust” and related entities and associations) is established for the express purpose of promoting and improving the social, economic and environmental wellbeing of *Tettenhall Regis and Tettenhall Wightwick (together “The Tettenhall Wards”)* in the City Of Wolverhampton; constituting the defined Neighbourhood Area of “Tettenhall District”.
  - a. *Activities & Related Benefit:*
    - i. To be responsible for the production of a replacement Tettenhall Neighbourhood Plan.
    - ii. Promoting and improving the social, economic and environmental wellbeing of the Tettenhall Regis & Wightwick wards.
    - iii. To seek and hold funds for local projects on behalf of the Tettenhall Wightwick and Regis wards.
    - iv. A consultation body for Central, Regional and Local government on the Tettenhall Neighbourhood Plan.



THE TETTENHALL DISTRICT  
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# Written Statement

## Compliance: Purpose, Activities & Related Benefit

1. The Forum's membership is open to individuals who live or work in "Tettenhall District", or who are elected "Trustees" of "Tettenhall District Community Trust" - serving a 5 year term, or who are elected ward councillors whose ward (or part of their ward) falls within the Neighbourhood Area concerned. Ward councillors may apply for election as "Trustees", or attend Trust committee meetings on a co-opted basis, or attend the forum's working group association "Tettenhall Community Forum" since the district consists of their electoral wards.
2. The Forum's membership includes a minimum of 21 individuals.
3. The Forum has a written constitution.

Subject to Council approval the applicant confirms this application is compliant with Section 61F(7) of the Town and Country Planning Act 1990. **No such further conditions other than as laid out in this written statement were prescribed by Wolverhampton City Council ('WCC'), as per clause 5(e).**



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# Written Statement (see structure)

Other aims, objectives and purposes of the Neighbourhood Forum:

3. Registration under Wolverhampton City Council “Statement Of Community Involvement”
- 4. Guide future direction of the district through neighbourhood partnerships, delegated powers, roles and planning policies, working with WCC.**
- 5. Protect the character, heritage, residents’ associations matters affecting the district as a whole, management of business, amenity, ecology, and enforcement of local services and processes for the District. Sustain Tettenhall District interests (residents group(s), business, heritage and amenity).**
- 6. Support and coordinate concerns from groups and individuals in the district for planning, consultation and funding for neighbourhood solutions.**
7. Engage in partnerships and council locality activity, local planning escalations, consultations appropriate to the council SCI policy and neighbourhood plan SSP’.
8. Consult with WCC under the 2014 Neighbourhood plan for changes affected by new 2024 WCC Local Plan, and any future plan consultations.
9. Promotion of, and fundholding for, community projects of benefit to the district.



THE TETTENHALL DISTRICT  
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# Summary – Key Aims & Purpose

Guide **future direction** of the district through neighbourhood partnerships, delegated powers, roles and planning policies, working with WCC.

**Protect the character, heritage**, residents' associations matters affecting the district as a whole, management of business, amenity, ecology, and enforcement of local services and processes for the District. **Sustain Tettenhall District interests** (residents group(s), business, heritage and amenity).

**Support and coordinate concerns from groups and individuals in the district for planning, consultation and funding for neighbourhood solutions.**

Promotion of, and fundholding for, **community projects of benefit to the district.**



THE TETTENHALL DISTRICT  
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# Summary – Key Aims & Purpose

Established for the express purpose of promoting and improving the social, economic and environmental wellbeing of *Tettenhall Regis and Tettenhall Wightwick (together “The Tettenhall Wards”) in the City Of Wolverhampton*; constituting the defined Neighbourhood Area of “Tettenhall District”.

- i. To be responsible for the production of a replacement Tettenhall Neighbourhood Plan.
- ii. Promoting and improving the social, economic and environmental wellbeing of the Tettenhall Regis & Wightwick wards.
- iii. To seek and hold funds for local projects on behalf of the Tettenhall Wightwick and Regis wards.
- iv. A consultation body for Central, Regional and Local government on the Tettenhall Neighbourhood Plan.



THE TETTENHALL DISTRICT  
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# Summary – Objects

**Neighbourhood Development Plan**

**Neighbourhood Development Order**

**Community Right To Build Order**

Civil Society Organisation

Community Right To Challenge



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# Constitution

## **2) Legal Structure & Grants**

The Tettenhall District C.I.C seeks to hold basic grant funding of £10,000, to support neighbourhood plan development, with a further £8,000 of additional grant funding available, subject to additional criteria.

Other grants and funds shall be obtained separate to neighbourhood plan funds, by Tettenhall District C.I.C, to fund its interests and initiatives. We seek to hold council funding and other gifts and donations for the development and administration of the district.



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# Constitution

## **7) Neighbourhood Area Policy Improvement Guidelines**

District Recognition  
Green Belt & Other Spaces  
Children's Community Facilities  
Community Facilities & Infrastructure  
Planning  
Enforcement of Planning Conditions  
Technology  
Transport  
Housing  
Road Safety  
Licencing Policies & Planning Applications

TNP 13 – Smestow Valley / Development Protection eg WEC / Increase In Size



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# Constitution - Structure





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# Constitution - Roles

## Members

**TRUST / AGM**

**CiC / AGM**

Steering Group – Chair, TCF Chair, Treasurer(Director)  
6 x Trustees, RESIDENT Officers, Co-opted Councillors

**TRUSTEES (12) 5 years**

**DIRECTORS (4) 2 years**

**TCF – Resident Officers (2)**

**CiC Projects  
Resident Officers (2)**

**NEIGHBOURHOOD COMPLIANCE/PLANNING – TRUSTEES + (2)**



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# Constitution - Roles

## Trustee

To ensure that the Management Committee acts within the constitution and can be held to account by the wider forum membership and external stakeholders.



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# Constitution - Roles

## Director

To ensure that the Company acts within the memoranda and articles, is compliant to regulatory and legal legislation(s), financial & management, and can be held to account by the wider forum membership and external stakeholders.