



Notes of the Sixpenny Handley Community Land Trust Steering Group Meeting

**held on
9th March 2015 at 7pm in the Parish Office**

Attendees: Simon Parker (Chair), Jenny Chapman (Secretary), James Reed (Treasurer), Matt Gibbons (Board), David Salmons, Don Penrose, Tim Reynolds, Ros Adams, Colin Taylor, Dave Adams, Steve Barrett

In Attendance: Steve Watson (WCLTP)

Apologies: Vic & Linda Howard, Andy & Sonia Dodd, Ian Mereweather

1. Welcome and Apologies

2. Notes of the meeting held on 16th December

The notes of the last meeting were agreed.

3. Review of Community Meeting held on 28 January Project Plan

It was agreed that the meeting on 28th January was a success and had given more than sufficient comfort to continue with the Affordable House Build project. There were approximately 100 attendees in the village hall with a nearly unanimous 'yes' vote.

Feedback since the meeting has thrown up some further concerns regarding allocation issues, including the confusion surrounding the new EDDC Housing Policy List and allocation rules. The Steering Group will address these issues and dig-down into the detail by inviting both a Synergy and EDDC Housing Representative to a special meeting to be held in April.

4. Overview of Funding Timescales and Project Plan

Steve Watson gave an overview of how the current national available capital grant requires an affordable house build project to be completed by March 2018 (with in effect means the end of 2017). If SHCLT and their chosen HA partner were to take advantage of the current grants available (approx. £800m remaining nationally), then the HA partner would need to apply by the end of 2015. The grant is now being allocated to schemes on a monthly basis and, in due course, the fund will be exhausted. There is no guarantee that there will be another grant fund after 2018 and it is likely that cross-subsidy from market homes will be increasingly used as a means of paying for new affordable homes, even on rural exception sites.

Steve was 'raising the flag' now as he believes for SHCLT to meet the above timescale, we do not have much movement to allow any further slippage from the original project plan Steve provided.

SHCLT have concerns around allocation criteria, type and tenure. There are concerns that SHCLT need to get the project right and not rush ahead regardless. But, we can move forward through this year addressing our concerns and hopefully will still meet the deadline for applying for the grant.

5. Overview from CLT Learning Event on 11 February

Simon Parker gave an overview of the Learning Event.

There was general discussion surrounding the Bournemouth model of wholly self-funded shared ownership. Steve Watson thought these schemes probably worked better in a town environment with monthly costs of approx. £1000 (65% ownership) as opposed to rural £700 (35% ownership).

It proved a very useful event, especially to concentrate thought around the pros and cons of building eco/passive houses. The group would be interested in visiting Queen Camel again in the future to see how the houses are working in practise. Steve Watson agreed to share a report regarding a Hastoe passive house development two years in.

The learning event also threw up further information and learning around S106 allocation issues which the group will address at the special meeting to be arranged for April.

6. Discussion: Rental or Shared ownership?

It has come to the group's attention that there does appear to be a want amongst the community for shared ownership as well as rental properties.

The group had a long discussion and reviewed Steve Watson's table and ownership percentage scale giving indicative incomes required for either a two bed or three bed house. It was agreed the table should be circulated widely around the community and also reproduced in the Downsman article (deadline 15th March).

Steve W explained that the Section 106 restricts ownership to 80% of market value. It also gives a time limit in the event of resale. Where a shared owner has bought 80% of the equity and is looking to sell, if a potential buyer would like to acquire 30% of the equity, the HA has the option to purchase and re-subsidise the lease for the new owner – subject to subsidy being available.

There was discussion around type as well as tenure and the suggestion that we build smaller one bed properties to free up larger properties currently being occupied by individuals or couples. This also led to a discussion around the possibility of speaking with Synergy about backfill issues and perhaps linking the S106 criteria for both the new and existing homes. This will be raised with Synergy and EDDC at the special meeting in April. Note: Synergy have provided a break-down of their suggested build types. This will be circulated to the group. It was also agreed that the Downsman article should again encourage people to come forward and inform the SHCLT what type and tenure of house they would hope to occupy.

7. Review of Action List

Please see separate Action List document – circulated separately.

8. AoB

Matt Gibbons explained that he has been approached by the EDDC Community and Open Spaces Manager who is offering overall support to SHCLT as a whole. It was agreed to extend an invite to the planned governance meeting to discuss in more detail.

9. Date of Next Meeting

April 2015 – date and time to be agreed via Doodle poll.