

DRAFT VERSION 2 - 01 AUGUST 2017

Stoke Gabriel Neighbourhood Plan Steering Group Minutes from the meeting held in the Village Hall, 20 July 2017

Present:

Peter Fenwick (Chair), Nick Chisholm-Batten (SG), Paul Bedford (SG), Richard Harris (SG), Olgar Ager (SG);
Tom Morris, lead for the sub-group - affordable community build group;
Dr Edward Lovesey, lead for the sub group – green spaces;
Members of the affordable community build group; and
Members of the public.

All attendees were welcomed by the Chairman who noted that there is an open invitation for any members of the local community to become involved with the Neighbourhood Plan.

1. Apologies

Cathy Mittler (SG), Michael Webster (SG) & David Watts (Observer)

2. Minutes of the previous meeting, 08-06-2017

Confirmed as a true record.

3. Affordable community build group

Tom Morris gave an update on the progress made since the last meeting and next steps – see Tom's notes attached below – and will report to the NP's next meeting.

Action 1 - TM

4. Matter arising from minutes of the meeting, 08-06-2017

Outstanding – Actions 2 & 7:

Action 2 – PF to circulate Teignbridge policy on self build.

Action 7 - PF & RH to circulate copies / links of approved Neighbourhood Plans of similar sized communities.

Completed:

Action 1 - see 3. above and attached notes

Action 3 – see 3. above

Action 4 - see 5.below

Action 5 - see 7. below

Action 6 – see 8. below

5. Green spaces

Dr Edward Lovesey summarised the progress made since the last meeting and next steps as below.

Edward and Olga Ager have worked together and so far looked at approx a quarter of the 29 locations on the maps marked up at the public events in May and will continue to assess all of these and will report on outcomes at the next meeting, N C-B offered his assistance to the group.

Action 2 - EL

6. Housing allocation & response

NC-B noted that the Group give consideration to undertaking its own assessment of:
The sites already identified resulting from SHDC's 'call/s for sites';
Other potential sites; and
Assessment of sites for employment *in addition to* those for housing.

7. Social media

Olga Ager has worked to set up a Facebook page for the group, Tom Morris agreed to link to affordable community build group Facebook page.

Action 3 - TM

8. Website design

OA & NCB have reviewed and discussed the enhanced spec for the Group's web-site - first proposed approx. 2 years ago - and it was agreed that PF would check with Howard Rawlings if it was something he wanted /was able to assist with going forward (activity likely to increase).

Action 4 - PF

9. Production of the draft plan

It was agreed that a sub group composed of PF, RH,N C-B and PB would meet - most likely in early August - to progress matters and report back to the next meeting.

Action 5 - PF, RH,N C-B and PB

For the sub group meeting N C-B would produce a template of the likely list of contents for the document.

Action 6 – NC-B

9. Date of next meeting

Thursday 7th September, 6:30 in the Village Hall.

Initial progress of
Stoke Gabriel Affordable Community Build Group
July 2017, - Tom Morris.

At the Neighbourhood Plan open day back in May, I agreed with R.Harris to put posters up calling for villagers in need of affordable housing to fill out his questionnaire.

Soon afterwards a second poster and Facebook site then called for anyone interested to attend the Neighbourhood Plan Meeting on 8th June. (20 people came).

From this meeting (Minutes available) it was agreed that a sub group should be formed to progress with "Community Affordable Housing" and that myself and P.Bedford would meet with D.Parkes at SHDC to get further information on the Councils "Community Housing Fund". This was arranged for 14th June. Paul and I also met with Co Fab (Part of Carpenter Oak) on Thurs 15th June who are SHDC preferred supplier of timber framed houses.

In June, more posters and boards in the village called again for people in need of affordable housing to attend our first sub group meeting on the 22nd June. (20 people attended with full minutes available).

Here, two options for affordable homes were covered, the first being the Cavanna site of 15 units; split into 10 rental and 5 shared ownership. I had posters made up of the site and the housing layouts, and spent 20 mins explaining the registration process for applying for these properties. (**These are not proving suitable for our group members as they have all been banded E and in "no housing need"**).

The second subject discussed was self-build/community built housing – using a recent successful model seen locally at Broadhempston. I outlined SHDC "Community Housing Fund", this is aimed at supporting people with "**Intermediate housing needs and is for economically active people**", and appears relevant to a significant group of villager's need for affordable housing in Stoke Gabriel.

SHDC are keen to see the following information about our community's need for affordable housing; namely; **What** is needed (Which is what we have been working on!), **Where** is potential land and **Who** needs such housing.

We also had a short presentation from Co Fab to explain their build methods, and a video outlining Community Land Trusts. Mike Pearce offered land for potential use for affordable long term village housing.

At the end of the meeting I called for two sets of volunteers, one to start looking into the Community Land Trust Structuring. This is essential to be able to access SHDC Funding. The other group were asked to put together questionnaires from all those interested to further understand their situation and look at their eligibility.

Due to the overwhelming interest in affordable community housing, a trip was advertised for anyone in the village to attend, and on 6th July visited Broadhempston Self Build (of which I have been involved from the early stages). This allowed interested parties to see what is possible and ask questions.

Following completion of questionnaires – offered to everyone on our email list who has made themselves known to us- we are now forming into a **CORE GROUP interested in affordable community housing**.

At present, there is an initial need for 12 houses, housing 16 adults and 5 children. Of the 16 adults, there are: 4 single people, 4 couples, 4 families (single-parents families with children) with a significant majority, highly interested in self-build as an option.

A meeting was held on 13th July on M.Pearce's land with D.Parkes, P.Bedford, P.Fenwick and J.Robinson to look at how we move forward.

We have also approached the Community Land Trust Network to apply for funding which comes in three stages. The first stage (£500 Grant) is for a "Scoping day" from which their technical advisor will send a report to the CLT network on the work we have carried out and any next steps they advise.

Group members continue to raise awareness, and to be open to constructive feedback from the village community, operating in a democratic, professional manner.