

STOKE GABRIEL NEIGHBOURHOOD PLAN

STEERING GROUP

Minutes of the meeting held in the village hall on Thursday 11th October 2018

Attendance: Peter Fenwick, George Ord, Andrew Houghton, Paul Bedford, Michael Webster, Tom Morris, Rob Ellis (SHDC)

1. Apologies: David Watts, Chris Roach, David Hazelton, Nick Chisholm-Batten, Richard Harris, Cathy Mittler

2. Minutes of the meeting of 13th September agreed & approved.

3. Matters arising:

Outstanding Actions – RH Draft of NP designation and area docs to be circulated – Richard Harris please action.

4. Update on JLP, and responses on Duncan Smith (South Hams & West Devon Officer for Neighbourhood Planning)

Rob Ellis from SHDC provided a review of South Hams Community Housing Strategy. Key Points.

- Housing affordability in the South Hams is a major challenge in both the purchase and rental markets
- Shared equity schemes are still out of the reach of many with total monthly outgoings being significant and often restrictions on sell ons.
- There is Government allocated funding to pump up community housing schemes (£1.8M to South Hams).
- The SHDC (affordable housing) group is helping with projects to achieve truly affordable housing, primarily through exception sites – these are sites which would not normally receive planning permission but which are sustainable.(Current examples South Brent & St Anne's Chapel).
- Schemes look at a mixture of purchase or rent but must respond to an identified local need. Stay with local people in perpetuity.

- SHDC would be a facilitator for a suitable scheme. Could acquire (but not hold on to) land, help with design, planning application –Quality paramount- buy/rent ratio varies according to local need.

Rob provided brief update on AONB impact but suggested that Duncan Smith returns with detail, but advised that any developer going forward must contribute towards affordable housing irrespective of the size of the scheme (cut off used to be 10).

The Chairman thanked Rob for his valuable inputs.

Feedback and responses from Duncan Smith (previously circulated) were provided in a power point presentation circulated with these minutes. Key points:

- Villages in AONB removed from the '10 properties minimum list'
- Sustainable villages (Stoke Gabriel) still need Neighbourhood Plans to protect themselves
- The housing needs survey which is 3 years old needs refreshing. A 'drop in event would do this'

ACTION: Drop in event to be organized in December, Stoke Gabriel Community Land Trust to be invited to join this – date for November meeting –PF

5. Web-site

Now up and running.

www.stokegabrielnp.co.uk

difficulties reported in going directly to the site but demo at meeting failed to replicate this – worked fine.

6. NPPF update.

- Links in attached presentation to updates and CPRE comments.

The Stoke Gabriel NP will need to conform to the new document.

7. Plan writing

ACTION: Andy Houghton & Pete Fenwick to meet (Wednesday 17th October) to review progress.

ACTION: SHDC to be approached for potential assistance.

8. SGCLT – update attached as appendix 1 – this demos the cost of 'affordable housing' on the

Cavanna development.

Also all SGCLT members are registered with Devon Home Choice and are coming in band 'E'.

9. Update on Paignton NP – apologies from David Watts.

10. Any other business.

ACTION : NCB, PF, PB to meet to rewrite call for site notice.

11. Date of next meeting. (Thursday 8th November 2018).

Appendix 1

Progress of the Stoke Gabriel Community Land Trust (SGCLT) October 2018 News Update

1. Maire has been working hard over the summer getting the group members to register with Devon Home Choice. For information DHC have taken over the running of social (council) housing from SHDC and will be responsible for the 10 rental properties on the Cavanna site. All our group members are so far coming back as Band E (Of no housing need).

The Cavanna development is not a rural exception site or Village Housing Initiative and the S.106 is allocating the rental properties via the Local Allocation Policy, so priority Bands A-D with a link to Stoke Gabriel. It will then cascade out to district wide need and therefore it is unlikely households in Band E will be housed. Numbers on the South Hams register in Bands A to D January 2018 (624) July 2018 (701) In Band E (787)

2. Along with this we are now contacting the group to make sure that they are registering with Help to Buy south west. This organisation looks after or advertises via other providers affordable properties to buy through shared ownership. We do not know who will be selling the 5 units on the Cavanna site at this time, but the open market two bed terraces are being offered at £234,995. As an example below



Weavers Way, Dartington, Devon, TQ9 6GN

 Semi Detached House

 £299.11

£ Min Property Value £93,000.00
£ Max Property Value £232,500.00

Description:

Plot 22 - RESERVED!

Plot 23 - semi-detached house with the added bonus of a garage and allocated parking space.

Full Value : £232,500

40% share - £93,000

Rent : £299.11 (this includes rent and building insurance).

The service charge will be £29.71 per month.

A mortgage of £93,000 over 25 years at 3.92% is £487. Totals £487+£299+£30 = £816 month for **40%**
Its important that as a CLT we can demonstrate the need for affordable housing in the village, as without a need there is no requirement of affordable housing.

3. We are holding our next Board meeting this month which will start to look at what South hams are offering in the form of a partnership, or if we decide not to what grant funding is available from Homes England.

We are open to constructive feedback from the village community, operating in a democratic, professional manner. Tom Morris and Marie Howard (SGCLT Directors), Paul Bedford, Derek Richards and Jeremy Burgess; (co-opted SGCLT Board members)