

STOKE GABRIEL NEIGHBOURHOOD PLAN STEERING GROUP

Draft Minutes of the meeting held in the village hall on Thursday 10th January 2019

Attendance: Peter Fenwick, Tom Morris, Mike Webster, David Watts, Helen Kummer, Andrew Houghton, Nick Chisholm-Batten, Richard Harris, George Ord, district Councillor Rosemary Rowe.

1. Apologies: Paul Bedford, Andrew Houghton, Chris Roach, David Morehen

2. Minutes of the meeting of 12th December 2018 agreed (with one correction on attendee list) & approved.

3. Matters arising:

Still outstanding to circulate

- **Draft of NP designation and area documents to be circulated – Richard Harris**

3. DROP-IN EVENT - revised update.

PF presented the conclusive document from the inputs received. All inputs were scanned into this document, summarized and conclusions drawn. It will be uploaded to the web-site and Dropbox and sent to Cassandra Harrison and Duncan Smith. Hopefully this evidence additional to the 3 year old housing needs survey will mean that we have the evidence we need for reach our conclusions for the plan. This is likely to be that very little additional housing is needed except to meet the true needs of the local community (for example the SGCLT).

6. PLAN WRITING

PF presented a spreadsheet with an outline based on the Newton & Noss plan as a structure to allocate tasks. After some discussion it was agreed to hold a separate meeting to address a 'bottom up' approach to Our Mission, objectives and policies before going further with this process.

ACTION : NCB/RH to propose dates

ACTION: PF to circulate survey documentation to assist.

GREEN SPACES

Helen Kummer(HK) reviewed the work that the Parish Plan Group has been carrying out in auditing the Green Space information. Thanks were expressed by **PF (Chair)** for their effort and willingness to do this. To overcome difficulties in working with 'Dropbox' –

ACTION : PF agreed to upload

- **docs onto the web-site (will need some structure)**
- **Provide the original docs & plan to the PPG**
- **Provide a memory stick in the short term to provide easier access to docs.**

7. SGCLT UPDATE. Tom Morris provided an update (full document attached as appendix)

Key points:

- AGM due – Probably April (TBC)
- Land availability –still looking for a suitable site
- Suitability of the Cavanna site to the Group given that all members are in BAND E on the Devon & Cornwall Housing list (because they live in rented accommodation) , bands A-D given preference.
- All interested members registered with Devon Home Choice
- SGCLT 'affordability'

Cllr Rosemary Rowe provided the following update on the Cavanna site reference 'Affordable Housing' on the Cavanna site.

Available in April

To rent 2x 1 bed

4X 2 bed

2X 3 bed

Shared ownership

1X 3 bed

Anyone with a local connection must be registered with Devon Homes Choice to qualify for one of these properties.

Anyone banding in A-D on the register & meeting certain criteria have a good chance. As in

1. Lived in Parish for 3-5 years preceding allocation (P/A)
2. Have lived in the parish for 6 out of 12 months P/A
3. Immediate family(LGA guidelines apply) have lived in the Parish for 5 years P/A
4. Person has permanent employment (conditions apply here) in the Parish

LIVE WEST will prioritise the vacancies to households in BAND A-D with a local connection to Stoke Gabriel in the first instance. It was stressed by Cllr Rowe & PF that if people are interested they should let Cllr Rowe know even if they do not meet the A-D criteria. At least their case can be highlighted.

8. Paignton updates:

DW updated the Group on the Torbay Plans and applications on the fringes of the Parish at Collaton & Inglenook.

9. AOB – none

10 Date of next meeting , Thursday 14th February.

Appendix

**Progress of the Stoke Gabriel Community Land Trust (SGCLT) January 2019
News Update**

The Stoke Gabriel CLT was registered in Nov 2017. Under the governing “Rules” the directors must call an Annual General Meeting for all members within 15 months after the society was formed. The date (TBC) will be in April 2019. 21 days clear notice of the date will be given to all members. The business for the AGM is:

- The Directors Report
- Approval of the accounts
- Vote on audit exemption or auditor’s appointment
- Resolutions tabled by members for the AGM
- Election of directors (Marie Howard is going to step down)
- AOB

The Secretary must also submit an annual return to the FCA covering the period from 22nd Nov 2017 to 31st March 2019. This will be drawn up by DB Accountants.

LAND is our challenge for 2019 so I have listed questions/answers for anyone talking with prospective landowners:

What is the Community Affordable Housing Group Looking For?

We are local people who have formed into the Stoke Gabriel Community Land Trust (SGCLT) www.sgclt.org.uk We all work but can’t afford to buy on the open market and are looking for land in and around the parish of Stoke Gabriel to enable us to build 10 to 12 houses (2,3 bed).

Why is the new Cavanna site not suitable for your needs?

The Cavanna site is a development of 53 houses of which 15 are “affordable”. To be able to qualify you must register with Devon and Cornwall Housing (DCH) and are then banded A to E depending on how serious your housing need. Because our group are all working people in rented accommodation, or living with parents as carers, we are all banded band E – of no housing need, so not able to obtain this housing.

Do the properties remain affordable once built, or are the first owners the only ones to benefit, and can then sell on for large profits?

The Stoke Gabriel Community Land Trust is open to anyone in the community to join and participate. IT WILL HOLD THE LAND IN PERPETUITY, and the houses will have an allocation policy to ensure that they can only be bought by local people with ties to the village.

We are in the process of researching the various models of this structure but for example;

When a two bed house is built and valued on the open market it could be worth £200,000 and yet we built them for £100,000. Therefore the “affordable” house is 50% of market value. If anyone needs to sell, firstly it must be to someone meeting the allocation policy, and secondly can be no more than this 50%. EG in ten years’ time the same house on the open market is £300,000, the Affordable 50% calculation puts it at £150,000 keeping it affordable.

How do you intend to build these homes? Is it self-build taking years?

We are in early stages but once getting any formal agreement on land, planning etc we will have professional contractors lay out the site, and install all the services (Water, electric, sewage) to each house, and create the foundation slab. Another contractor will then come in and put up a timber framed houses, roof on, windows/doors in etc to make the properties watertight. Then the first and second fixes will be carried out, again by contractors.

What can you pay for the land?

The advantage that we offer is that as affordable housing it can gain planning permission on “exception” sites. We are looking to work with landowners who really want to help local people in the village that cannot get on the housing ladder in the normal way.

We can access the South Hams District Council “Affordable Housing Fund” to help buy land, and also for SHDC to carry out a “Site sustainability assessment”.

This is very difficult to come to a figure but to make the housing affordable it needs to be around £10,000 per plot. We are also able to offer a plot for the land owner to build their own property, that can then be sold on the open market if they wish.

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)

