

THE COMMUNITY HOUSING WORKING GROUP.

Minutes of the Third Committee Meeting: 6th July 2006.

1. PRESENT.

Robin Hogg (RH) , Robin Geldard (RG), Chris Bradley (CB), Nicky Tewson (NT), Paul Francombe (PF).

2 APOLOGIES FOR ABSENCE. Suzie Cooper (SC)

2. DISCUSSION & DECISIONS.

- The main purpose of the meeting was to **agree the Text of the Second “Work-in-Progress Report”, together with its Annexes, to be forwarded to the Chairman of the NNPC.**
- **The following issues were debated and agreed:-**
 - * **Selection of Sites.** The Matrix, requested by the NNPC, was amended and agreed.
 - * It was agreed that both Briar Hill Farm and the Fairway Sites lay outside our Terms of Reference and were not assessed.
 - * **The Choices facing the NNPC.** It was agreed that:
 - * There were no other practical options beyond the selected 3 presented in the WIP Report.
 - * Option 2 was inserted on the recommendation of the SHDC.
 - * The key aim was to achieve One and, if possible, two sites as “Allocated Land”; either into the LDF or as Rural Exception Sites.
 - * **The Recommendations.** It was agreed that:
 - * Option 3 should be put forward as the “Front Runner”.
 - * We would not recommend a further “Feasibility Study” since this would not only repeat much of our work, but would also induce a most unwelcome delay in a process whereby we were attempting to get our “Selected Sites” into the LDF or as an RES as “Allocated Land” as soon as possible and before the LDF kicks in during 2007.
 - * There was an urgent need to consult the Landowners who had come forward with possible Sites. It was agreed that CB and RG would approach the owners of at least the selected first three chosen Sites once the NNPC had decided on which route to follow. There would need to be confirmation that they were actually prepared to go for planning permission for an RES (Options 1 and 2) or to work with a Housing Association (Option 3)
 - * It was also important that each Landowner wrote to the SHDC putting his Site forward for Consideration as a site for inclusion in the LDF or as an RES. RH undertook to draft a suitable letter for them to do so.
 - * Should Option 3 be ratified by the NNPC, then there would be a need to call in and interview some selected Housing Associations; Devon & Cornwall Housing Association had already approached the Chairman on the recommendation of the Housing Enabler at the DCC.

* There was still no clear idea as to how these Landowners would be recompensed financially under any of the Options suggested. However, once the NNPC had taken a decision as to the route to follow, it would be part of the ongoing negotiations with either, those chosen to act as Trustees of a putative CLT or an appropriate Housing Association.

* It was agreed that all Aspirant homeowners must be persuaded either to apply for a position on the “SHDC Housing Register” for those wishing to rent or to the “Home2own Authority” for those looking for some kind or mixed rent/equity purchase. RH undertook to draft such a letter and to distribute the necessary documentation to make it easy for these people to apply.

* **THE ANNEXES.** It was decided that only the following Annexes would be included in this WIP Report:

* Annex A – The Matrix.

* Annex B – An expanded guide to House Purchase Options.

* Annex C – A list of RSL’s operating in the South Hams

* **TIMING & PRESENTATION.** This was a complex process and it was felt that some of the issues would face the NNPC with some difficult decisions. A decision now on the way forward was imperative if we were to match the timetable of events in the South Hams.

It was agreed that it would not be sensible to ‘bolt on’ this large subject to a standard NNPC Meeting and that the Council or a sub group should take this WIP Report on its own, perhaps with a short Presentation from the CHWG to start with. RH agreed to e.mail the Chairman, who had just broken his hip, sending his this WIP Report and suggesting a separate meeting as soon as convenient to the NNPC.

* **NEXT MEETING.** In view of all the uncertainties until the NNPC had made its decisions, it was decided to select a date for the next meeting after we had a clear way ahead.

Robin Hogg. Chairman.