

Actions arising from the N.Plan Steering Group meeting on Monday 18th Sept.2017.

Present. Full Steering Group, and Andrew Garrens from Broadacres.

Andrew Garrens of Broadacres produced an A4 drawing, of a preliminary layout of properties that could be fitted on the Grain Store site. The number and type of properties was in line with the results of the housing survey conducted in 2016.

Andrew outlined the costs associated with the scheme and pointed out the difficulties resulting from the high (50%) percentage of affordable units. A discussion followed on ways of improving the economics of the scheme and several actions resulted.

Actions.

1. Affordable housing needs. As the number of affordable houses in any scheme influences the scheme economics we need to establish an accurate number for the affordable homes needed in the parish over the next 2 to 3 years. This will require a simple questionnaire to go to every household in the parish and the replies to be posted to Amanda Madden of HDC for analysis. This will ensure confidentiality of information.

The resulting number of affordable homes will be incorporated into the scheme of 20 properties and the economics of the revised scheme will be examined.

The words for a questionnaire are needed.

All

140 copies of the questionnaire will be required.

Hazel

Distribution by the Group.

All

Analysis of results by Amanda.

Amanda

2. Amanda Madden to be invited to manage the Questionnaire returns and the analysis of results.

GH

3. The NYMNPA requirement of 50% affordable homes in any new housing scheme causes real problems with the economics. We need to raise this with the Authority and see if there is any scope for reducing the % to nearer 30%.

GH

Lady Bell needs to be informed of the difficulties that have come to light as a result of the work carried out by Broadacres. There are options open for reducing the cost of the land to the scheme, which need to be raised with Lady Bell.

GH & CW

5. Ken questioned whether there were other topics of importance to the community that we should be addressing in the Neighbourhood Plan. The Community Plan of 2013 had already asked the community for topics of concern/interest/importance, then addressed each and every one----except the need for future housing. Hence the focus of the N. Plan was Future Housing Needs. However that was 4 years ago and revisiting the question would be worthwhile. The Stg. Grp. to manage the questionnaire and the replies. We need a questionnaire to go out ASAP and the results to be known before the next Open Meeting. Returns to go to any Stg. Grp. member.

Words of a questionnaire needed.

All

140 copies needed.

Hazel

Distribution by all.

All

6. Open Meeting.

The next Open Meeting will concentrate on bringing the community up to date on both the progress we have made and the difficulties we face. A date of Thursday Nov 2nd has been "pencilled" in as a target date. Before this meeting we need the results of the affordable housing questionnaire (action 1) and any additional topics for the N.Plan(action5).

GH will prepare a Powerpoint presentation on "progress"for the Open Meeting .

CW will prepare a presentation on the economics of the proposed scheme.

GH 19/09/17