



**Minutes of an online Extraordinary meeting of Ingleby Arncliffe Parish Council
held on Monday, 19 May 2021
via video conference - started at 7:00 pm**

Chairman:	Councillor C Walley (CW)
Councillors	D Cook (DC) B Funnell (BF) G Hunter (GH) H Warhurst (HW)
Clerk & RFO:	S Stephenson
District Councillor	D Hugill (DH) – part meeting only
Rural Housing Enabler	A Madden (AM)
Beyond Housing	Francis Barlow (FB)
	6 members of the public

Parish Council (PC)

Min. No:		Resp.
21/090	<u>To Receive and Approve Apologies for Absences by an Elected Member</u> No apologies.	
21/091	<u>To Note Any Declarations of Business (or other) Interests by Elected Members</u> None.	
21/092	<u>Opportunity for Public Participation</u> The Chairman requested that residents raise their hand if they wished to speak during the meeting	
	Business Item:	
21/093	<u>Rural Housing Developers report</u> On behalf of the Parish Council the RHE was asked to contact residents who had previously shown interest in affordable housing to ascertain their current interest. 17 replies were received (report attached) all of whom are eligible for affordable housing. The Chairman gave a synopsis of the RHE report and subsequent questions raised by the PC. <ul style="list-style-type: none"> • An earlier meeting had raised a concern that some replies to the RHE, had been made keep the numbers up. In strictest confidence, only one name had been checked and in conclusion there was no need to amend the report. • The PC had received a copy of the covering letter sent with the RHE'S questionnaire. • The Chairman requested clarification as to why the percentage figure, previously applied to survey figures has not been applied to the report. RHE confirmed that the resident's names had stayed the same since the initial 2016 housing needs survey therefore she had considered it unnecessary to apply a contingency figure. • Income levels to qualify for affordable rent is £60k per household. • Income level for shared ownership is £80k per household. 	

Signed by Date 30/6/21.....

	<ul style="list-style-type: none"> • Affordable rent is 80% of market value. The RHE confirmed that the residents who had completed the form were all eligible for affordable rent and that the rental figures were within Beyond's rental requirements for the properties. • Discount Market Sale or Low-cost home ownership— still to be clarified. The PC reiterated they wished to be consulted. The RHE agreed that once she has figures back from the residents she had approached who in the 2016 housing need survey she would organise a meeting between HDC, Beyond and the PC. • RHE and Beyond will work in partnership to decide how the properties are allocated following the rules set down in the Local Lettings Policy (to be drafted). All properties would be initially registered on North Yorkshire Home Choice and residents would have to register on this site to show interest in housing. • The PC asked the RHE, when she was made aware of the need for Beyond to make 15% on sales on open market housing. The RHE replied at the same time as the PC. • Beyond looking at the possibility of changing the configuration of the quarter house. Any changes would not adversely affect financial viability but it may be regarded as a material change to Beyond's June 20 planning application. 	
21/094	<p><u>Chairman's closing remarks</u> The Chairman had nothing further to add.</p>	
	<p><u>The Meeting Closed at 8:15 pm</u></p>	

Signed by ...  Date ..30/6/21.....