



**Minutes of a meeting of Ingleby Arncliffe Parish Council  
held on  
in Ingleby Cross Village Hall  
Wednesday 25<sup>th</sup> September 2024**

Chairman: David Cook.  
Councillors: Hazel Warhurst, Barbara Funnell, Jenny Sedgwick  
Clerk: Val Lake  
Beyond Housing, Director of Development, Claire Harrigan.  
Members of the Public: 13 people attended.

Min No:		Resp.
246	<b>To Receive and Approve Apologies for Absence by an Elected Member.</b> Apologies received from Councillor David Hugill.	DC
247	<b>To Approve and Sign the Minutes of Meeting held on 28th August 2024.</b> Minutes agreed and signed off by Chairman and seconded by Hazel.	DC & HW
248	<b>To Note Any Business (or other) Interests by Elected Members.</b> None	DC
249	<b>Police Report.</b> Report requested but not received.	VL
250	<b>Neighbourhood Watch Report.</b> There were no reported incidents in the last month.	VL
251	<b>Opportunity for Public Participation.</b> Residents invited to speak at an appropriate time as the meeting progresses.	DC
252	<b>Beyond Housing:</b> David informed the meeting that Councillor Simon Myers is fully aware of the housing development situation and is in talks with colleagues and has asked for an update on Beyond Housing's position.  Following the Parish Councillors letter to The Mayor, David Skaith the following reply was received today. "Firstly, I would just like to sincerely apologise on behalf of the York and North Yorkshire Combined Authority for the delay in getting back to you. As we are new organisation, we are still trying to navigate our way through being a newly formed mayoral combined authority, to which we have received an extremely high volume of correspondence.	DC

Signed: \_\_\_\_\_ Parish Council Chairman      Date \_\_\_\_\_

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We completely understand your frustrations, however, your primary contact should be with the developer, Beyond Housing as a first point of call to raise the issues. As they are the developer, they will best be able to take action and respond accordingly, you could also link in with North Yorkshire Council who may be able to support Beyond Housing to address any challenges they may be facing.

The contribution from the York and North Yorkshire Combined Authority towards the development Brownfield Housing Fund remains in place, and will work with the developer and other partners to bring the development forward. We can look to provide an update for your next meeting.

Kind Regards

Wendy March on behalf of Mayor David Skaith

Leadership Support Officer

For the York and North Yorkshire Combined Authority (YNYCA)

David thanked Claire Harrigan, Director of Development in Beyond Housing, for attending the meeting and presented some questions for consideration.

1. Is Beyond willing to state its funding requirements and why there has been at least two if not three occasions when a shortfall has arisen?

Claire explained that due to a huge increase in building costs following the Covid Pandemic the agreed sub-contractors and others subsequently contacted said they would not continue on the development as they would make a loss. Homes England are big supporters of rural communities, the cost projection for the development was £4 million and this has risen to £5.1 million so there is a £1.1 million shortage.

2. What approaches are in hand to obtain extra funding?

Beyond approached Homes England who advised on Brownfield funding, additional funding was obtained. However, at the beginning of 2024 costs had again soared and the additional funding was not enough. Homes England have a 5-year funding plan 2021-2026, the funding has all been allocated until 2026. Claire is hopeful that

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following the Budget on 30<sup>th</sup> October additional funding will be allocated to Homes England, as the shortage of funding is a national issue. Beyond have exhausted all funding avenues and are waiting for news from the Budget.

3. What authorities have been approached?  
Beyond Have been working with 26 other affordable housing providers who are all in a similar situation. 400 homes have been stalled and there is an £18 million gap in national funding. Beyond have approached the Mayor's Office, the Combined Authorities and North Yorkshire Council. The Mayor's office has written to Beyond's chief executive for an update, Claire will forward the emails to David.
4. What are the timings on the various approaches?  
The main event related to funding is the Autumn Budget on 30<sup>th</sup> October 2024.
5. What is present status of the various approaches?  
Beyond are going out for tender again so that if funding is allocated on 30<sup>th</sup> October, they have short listed developers and sub-contractor ready to start building.
6. What reassurance can Beyond offer to counterbalance the history of funding shortfalls, funding obtained, only to be overtaken by costs and tender increases -. a cycle which has repeated itself. What is different now to prevent a repeat?  
CH From a credibility point of view Homes England have never ran out of funds or had a 33% increase in costs before.
7. What level of confidence do Beyond have to be being able to deliver this time?  
If funding is available Claire feels that Beyond can deliver the scheme by 2026.

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8. Has Beyond considered the position of the funding failing and if so, what options have/are being considered?

If funding fails Beyond will consider putting the land back on the market to cover their costs but no other affordable housing scheme will be in a position to buy it. They have already been approached by an agent wishing to buy the site, but they said no. A second option is that Beyond would put the development on hold and wait until the market improves.

9. What can the parish council do to assist Beyond?

Claire felt the Parish Council should complete another Housing Needs Survey as it is better to base decisions on facts and evidence. According to the Neighbourhood Plan the Housing Needs Survey needs to be carried out every 5 years and it is nearly 10 years since Ingleby Arncliffe's was completed.

A number of points were raised by parishioners:

- The project has been held up 2 or 3 times before is this because it's an affordable element of the project?

CH The scheme was not underfunded, there has been the huge increase in costs that have caused the delay.

- If you find someone to buy the site will you sell it?

CH We will consider this if funding cannot be secured.

- Is it fair to say the initial assessments were woefully short and would Beyond be willing to let North Yorkshire Council look over the figures.

CH Beyond use professional quality surveyors, it's the increase in costs that have stalled the project. Beyond would agree to outside scrutiny of costs and asked for details for public scrutiny.

- I'd like reassurance that the development is what the villagers want and what will happen if planning permission runs out. Some villagers who wanted affordable housing have died and for others circumstances have changed so their needs might be different.

CH The planning application runs out soon but if necessary to adhere to regulations we would lay foundations. Claire recommended another Housing Needs Survey

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	<ul style="list-style-type: none"> <li>In March 2021 the parish council asked if a smaller site could be considered, would this make a difference? CH was unsure of the answer to this good question and will take it back to Beyond.</li> <li>If the Parish Council undertakes a Housing Needs Survey and there is no longer a demand for Affordable Housing what would happen? CH. Beyond will only build if there is a demand, if not they would stop and rethink.</li> <li>On behalf of the people who have given up on affordable homes, have moved out, passed away or given up, there may only be a few people who want it. CH this is a good point, even if there some demand we would have to look at it.</li> </ul> <p>Claire left the meeting and parishioners and councillors felt it had been a useful meeting.</p>	
253	<b>Neighbourhood Plan:</b> A letter has been sent to Angela Walmsley requested a Housing Needs Survey, no response received, David to chase up.	
254	<b>Recreation Ground:</b> Weekly inspections need to be undertaken to satisfy public liability insurance cover. Jenny has developed a check list and some parents have been approached to form a weekly rota and passing check lists back to Val for recording and reporting. Maintenance jobs for recreation area remain outstanding. Sadly the lottery application has been unsuccessful, feedback was that it was a strong application but there was a high need, Jenny in contact with lottery to consider resubmission. The cycle track group will wait for this feedback before arranging another meeting.	
255	<b>Defibrillators:</b> No requirements known, David to liaise with Tony Jones who is doing regular checks.	
256	<b>Coast to Coast:</b> A letter to Andy Brown from North Yorkshire Council will be sent about the lack of consultation with the council and villagers. Val has emailed Natural England, Defra, North York Moors and North Yorkshire Council and we will be included in future consultations. It was noted work in Arncliffe woods on the right of way is difficult to ascend and descend, Bernie McLinden, project manager for the North York Moors section has been informed and he has offered to attend a council meeting.	

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257	<b>Website:</b> Running smoothly, no problems. Discussed renewal/updating and writing of policies .which are added to website Jenny has developed a document outlining what needs to be done following her recent training. This will be discussed at next meeting.	HW & JS
258	<b>Any Business Items brought forward:</b> Parish Council Clerk Contract currently being reviewed by Yorkshire Local council Association before signing off.	DC & VL
259	<b>New Business Items.</b> Replacement Councillor Vacancy notice has been placed on notice boards and website. If the monitoring officer does not get any interest by 11 <sup>th</sup> October, we can look at co-opting a new member. Remembrance Day, The Wreath is being delivered 1 <sup>st</sup> week in October and Tim Roy has kindly organised the event, councillors agreed to ask an elderly gentleman in village to lay the wreath this year.	VL
260	<b>Planning Applications:</b> None received	DC
261	<b>Correspondence and Meetings.</b> None to report.	DC
262	<b>Finance:</b> To receive the bank account reconciliation. 24 <sup>th</sup> Sept 2024, current account £401.69, 2 debits of £275.06. Deposit account interest credit for interest £8.15.  Payments approved for invoices falling due; Les Sutton-Haig Grass Cutting Invoice. £342 Yorkshire Local Councils Associations Training fee £70.20 Hazel Warhurst, Mailchimp costs for 6 months and Fast hosts domain invoice, £114.78 David to talk to Keith about the outstanding invoice for grass cutting.	VL
263	<b>North Yorkshire Councillor's Report</b> No report received as apologies from Councillor David Hugill	
264	<b>Chairman's Closing Remarks</b>	
265	<b>Date of Next Meeting: 7pm Wednesday 30<sup>th</sup> October 2024</b>	

Signed:

Parish Council Chairman

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