

**Much Wenlock Community Led Project Group Meeting  
Priory Hall, Bullring, Much Wenlock  
Tuesday 16<sup>th</sup> December 2014, 7pm**

**MINUTES**

**1.0 Present**

Mike Grace	Community Representative
Richard Kitchen	Community Representative
Robin Bennett	Community Representative
Lesley Durbin	Community Representative
Ray Bacon	Community Representative
Julian Walker	Community Representative
David Turner	Shropshire Council
Maria Howell	Shropshire Council
Paul Sutton	Shropshire Housing

**Apologies**

Gill Wright	Community Representative
Yvonne Holyoak	Community Representative
Nick Wood	Shropshire Council

**2.0 Draft Terms of Reference**

**2.1** PS circulated the draft terms of reference with the agenda, with the exception of the following amendment the draft terms of reference were approved:

Page 1 item xiii 'To deliver the ambitions of the Community as expressed in the Neighbourhood Plan, and to ensure any decisions that are made are visibly relevant to the Neighbourhood Plan, in particular

- i) The need to deliver more affordable homes
- ii) How the community are engaged in awareness of the work of this group

**3.0 Shropshire Homepoint - latest data**

**3.1** MH briefed the Board that as at the end of October 2014 Shropshire Homepoint had 55 households on the register, 32 had a preference to Much Wenlock, 14 with a 1 bed need, 14 with a 2 bed need and 4 with a 3 bed need.

**4.0 Tenures**

**4.1** PS raised the issues with tenures at this stage so that the Board were aware of the options going forward. These are:

- i) Social rent; set by government formula of 1999 property value, bedrooms and Shropshire local wage - no longer promoted by Homes and Communities Agency as a tenure that attracts grant.
- ii) Affordable Rent Tenure (ART) set as 80% of market rent, rents including any service charge.
- iii) Shared ownership, Shropshire Council policy prevents staircasing out to freehold at 80% of value.
- iv) Self build, in its various versions from plots to serviced plots, to sweat equity, to partially finished shell are all considerations.

## 5.0 Site finding/options/advert

5.1 PS updated the Board with leads from the advert which was placed in What's What magazine and the Wenlock Herald. Unfortunately only two leads followed, one owned by Mr Breakwell on Sheinton Road outside Much Wenlock and one owned by Ms Parr behind the Pound and accessed off Bourton Road.

5.2 The Board evaluated seventeen sites considered by SHG and an eighteenth off Styche Lane.

5.3 Discussions were held on preferences and agreement reached that:

- i) Sites 7 (Ms Parr) and 1 (Mr Breakwell) should progress to architectural feasibility and spacial planning.
- ii) Sites 16, 17 and 18 should be pursued with Wenlock Estates.
- iii) Site O in Neighbourhood Plan owned by Mr A Hill (post meeting note - site O is site 18 above, Mr Hill owns sites I, J, K, L and M in Neighbourhood Plan, PS to clarify).
- iv) Site 12 should be pursued with Willey Estates.
- v) The Pinefields site needs to be bought into discussions and expectations of developer need to be considered.

5.4 MH confirmed that an approach to Wenlock Estates so they could recycle their town centre assets via a partnership with the new provision, may be worthy of consideration. PS to consider.

5.5 A copy of the A1 plan to be circulated with the minutes.

## 6.0 Appetite for Exemplar - Passivhaus

6.1 PS explained SHG's ambition to develop a Passivhaus standard home and the benefits of the same, unfortunately the costs are high, circa £1800/m<sup>2</sup>. However the Board agreed that the ambition is one that would work in Much Wenlock and was open to cross subsidiary discussions.

## 7.0 Community issues to take into account

7.1 PS opened this item by explaining that the actions and decisions of other bodies may have an impact on the Board's ambitions and therefore a line of sight to these risks was necessary.

7.2 Currently the Board agreed that 4 local issues were worthy of note:

- i) The progress with Much Wenlock Local Homes Development on Styche Lane.
- ii) The ambition of West Mercia Fire Service to provide retained fire fighters accommodation on their site on Smithfields Road.
- iii) Future property requirements of doctors. PS to contact Doctor Gaynor.

7.3 The Board were clear that item (iii) above is not a tradable commodity in negotiations as the Neighbourhood Plan is clear on the nature and size of development.

PS

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PS

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MH

PS

PS

PS

**8.0 Communication and access to information**

**8.1** After discussion it was agreed that a page be developed on SHG's website for Much Wenlock Community Led Project Group and that access to information should be via a request process, rather than open access. PS to discuss what is possible with his internal I.T. colleagues.

**8.2** Agreed to post updates to Wenlock Herald.

**9.0 Date of next meeting**

**9.1** Agreed to diarise meetings every two months throughout 2015 commencing in February 2015.

**10.0 Any other business**

**10.1** LD enquired whether anyone knew the state of play with the Town Council's Community Development Trust. No one did. This activity may need to be added to 'community issues' register.

**11.0 Future agenda items**

**11.1** None.

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