

**Much Wenlock Community Led Project Group Meeting
Priory Hall, Bullring, Much Wenlock
Tuesday 8th March 2016, 7.30 pm**

M I N U T E S

1.0 Present

Mike Grace	Much Wenlock Town Council Representative
Robin Bennett	Much Wenlock Town Council Representative
Lesley Durbin	Community Representative
Yvonne Holyoak	Community Representative
Kevin Jarman	Community Representative
David Turner	Shropshire Council
Maria Howell	Shropshire Council
Matthew Hill	Shropshire Housing

Apologies

Ray Bacon	Community Representative
Gill Wright	Community Representative
Matthew Stafford	Community Representative
Nick Wood	Shropshire Council
Paul Sutton	Shropshire Housing

2.0 Minutes of the previous meeting

All present agreed that the minutes were a true and accurate record of the meeting held on 12th January 2016.

3.0 Matters arising

- 3.1** Item 3.2 – PS confirmed a watching brief was being carried out in relation to the fire service site, and their aspirations for retained fire fighter accommodation.
- 3.2** Item 3.3 – MH to schedule community led monies grant application to Shropshire Council around August 2016.
- 3.3** Item 5.2 – Drainage design will be communicated to MW Flood Group and a meeting will be scheduled with them if they wish before next consultation event.
- 3.4** Item 5.4 – Scheme design will be communicated to MW Civic Society and a meeting will be scheduled with them if they wish before next consultation event.
- 3.5** Item 8.1 - MH to discuss scheme with Robert Stuart in relation to potential funding opportunities for exemplar energy efficiency projects.
- 3.6** Item 8.3 – Consideration to moving 30 mph speed limit as part of proposals

MH

PS/MH

PS/MH

MH

MH

4.0 Feedback from Consultation Event

4.1 All agreed that the event was successful and managed to attract more views from Oakfield Park residents.

4.2 Feedback from the event was circulated to Members and had been posted on the CLTS Much Wenlock and Town Council Neighbourhood Plan websites.

4.3 MH advised that following confirmation that the layout for the scheme was agreed costings had been undertaken, appraisals produced and a concept design report had been considered by the Board. In preparing for the next stage of the project and the next consultation event MH asked the Group to consider and debate SHG Board Members comments/concerns namely:

- That the scheme capital construction costs at approx. £1.7m at 1800/m² for a passivhaus scheme were too high and need to be reduced.
- That the group consider cross subsidy from open market sales (on phase 1) in order to minimise capital costs.

4.4 MH advised that he had been revisiting the development appraisals in an attempt to rationalise the costs or demonstrate how other options could be considered that may have a lower capital requirement. MH presented the options and a discussion ensued.

4.5 It was agreed:

a) That SHG would continue to value engineer the scheme, using the mix previously agreed to a target of £1.5m or less.

b) SHG would update Members following the next reiteration of cost planning (involving contractors SJ Roberts) at the end of the month.

If the costs were favourable we would continue with the existing mix.

If not SHG would also develop up proposals to include a revised mix to include smaller more cost effective units.

c) A further meeting in April to be arranged to review progress on cost savings and consider alternative options (if necessary).

d) Members agreed that the passivhaus standard

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remains a key part of the scheme as that as it has been sold as a benefit of the scheme it should be retained, if possible.

- e) Members agreed, following advice from Maria Howell that they would consider cross-subsidy from open market sales. If the sale proceeds were capped at 90% open market value the unit/scheme would still qualify as affordable. All residents would still be required to meet the local connection criteria. It was noted that there may be issues with obtaining mortgages for 90% discount on units. MH to provide evidence from similar schemes.

It was also noted that the preference is fewer shared ownership properties and that we should consider a 3 bed rent unit.

5.0 Marches CLT's Facebook and Twitter update

- 5.1 The update was noted and all agreed that this medium needs to be exploited further to reach out further, especially to our target audience. All to consider and revert with ideas.

6.0 Planning the next consultation event

- 6.1 As noted a further meeting will be arranged to consider the next consultation event.
- 6.2 It was agreed that the lettings policy would take centre stage with possibly two options being considered for the design mix (subject to further cost appraisal).
- 6.3 It was agreed that we should target:
 - Much Wenlock Herald both in April and May with a half page advert.
 - A facebook campaign - consideration to be given to taking out an advertising feature, focused at our target market.
 - Material used in the marketing material would focus on allocations policy and attract potential residents from which need could be further established
- 6.4 Callaughton - MG agreed to lead an approach to Callaughton residents and meet separately with MH and PS.

7.0 Dates of future meetings

- 12th April - proposed extra meeting
- 3rd May
- 4th May - Proposed Consultation Event , 3 - 7pm

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	MH
	MH
	MH
	MG MH/PS

28th June
6th September
18th October
13th December

All meetings will take place at 7.30 pm in the Priory Hall

8.0 Any other business

8.1 MH to seek further comment from Shropshire Council
Highways Department and copy in DT to communication.

MH