

**Much Wenlock Community Led Project Group Meeting
Priory Hall, Bullring, Much Wenlock
Tuesday 6th September 2016, 7.30 pm**

M I N U T E S

1.0 Present

Mike Grace	Much Wenlock Town Council Representative
Milner Whiteman	Much Wenlock Town Council Representative
Gill Wright	Community Representative
Lesley Durbin	Community Representative
Ray Bacon	Community Representative
Maria Howell	Shropshire Council
David Turner	Shropshire Council
Helen Corfield	Shropshire Housing
Paul Sutton	Shropshire Housing

Apologies

Kevin Jarman	Community Representative
Yvonne Holyoak	Community Representative
Robin Bennett	Much Wenlock Town Council Representative
Nick Wood	Shropshire Council
Matthew Hill	Shropshire Housing

2.0 Minutes of the previous meeting

- 2.1** All present agreed that the minutes were a true and accurate record of the meeting held on 28th June 2016.

3.0 Matters arising

- 3.1** Item 3.1 - Mho to schedule community led monies grant application to Shropshire Council around September 2016.

MHo

- 3.2** Item 3.3 – PS informed the group that discussions with Shropshire Council on relocating speed sign on main road had still not progressed, MHo stated that she was in contact with Gemma in Highways and was hopeful of progress shortly.

MHo

- 3.3** The Planning Committee date had been delayed until October 2016, due failure by SHG design team to provide drainage information in a timely matter. PS apologised for this and advised that the design team had been informed of our disappointment

- 3.4** Item 4.0 Local Lettings Plan, all actions had been attended to, and tonight's meeting was to review work to date and agree the plan.

4.0 Local Lettings Plan

- 4.1** HC lead a discussion on the local connection aspect of the LLP. All agreed that we are aiming to meet views of project group in order to ensure that housing is provided to those with a local connection but also need to meet

legal and planning requirements and satisfy Shropshire Council's housing need priorities.

- 4.2** HC reminded all present that the hopeful planning consent would stipulate that a successful household has to meet at least two of the local connection criteria before they can be offered a home.
- 4.3** HC recapped that the Project group would like to use the provisions of a local lettings plan to further enforce this criteria and proposed the addition of:
- An equal split of gold, silver and bronze band applicants
 - Households with children in local schools are prioritised
 - A mix of family types, sizes and ages will be housed, allowing families to grow without needing to move, accepting under occupancy to manage the impact of children on the scheme
 - Those living in overcrowded, private rented accommodation who are experiencing difficulty in securing affordable rents with enough security of tenure are prioritised
 - Those who satisfy more of the local connection criteria are prioritised.
- 4.4** All agreed that what we're trying to achieve is a mixed, sustainable community so third bullet point becomes key. The meeting was also in agreement that we want to promote our ability to satisfy local need so last bullet point is also key.
- 4.5** HC explained that further discussions have taken place with MHo who has reviewed the current housing register stats. This shows that there is an even split of applicants within each band (no-one currently living in the Parish in priority band) and if we express a quota within the LLP we'll create an excessively prescriptive criteria that could be open to challenge. Therefore Shropshire Council would require this criteria to be removed. All agreed
- 4.6** On the same basis we would also like to expand the fourth bullet point to cover all tenures and the reality will be that this will predominantly cover households not already in affordable housing. All agreed.
- 4.7** On the Local schools – discussion needed on how we assess those with children in specialist provision and those who have had to move away because of the lack of housing. Either needs to be expanded or removed. The reality is that the local connection criteria will work to ensure that it is local people that are housed and applying the cascade will be the last resort – this is based on years of experience and we have never had to cascade beyond the parish on first lets.
- 4.8** HC then led a discussion on how the cascade would work. After much debate it was agreed that a map should be included in the LLP to show Much Wenlock Parish area and the its adjoining parishes. Preference is that the cascade is to these parishes first. Then the 10km radius will be considered but this will exclude Villages and towns exceeding 3,000 inhabitants. HC also advised that after twelve weeks, letting was open to people living anywhere within the Shropshire Council area. Mho to provide map.

HC

HC

MHo

- Subsequent to meeting, Mho forwarded two maps attached to minutes. PS thinks map 2 is best and LLP cascade will follow map 2 if all agree at next meeting.
- 4.9** Specific questions were asked by MG and RB who had stress tested the principles based on their own family circumstance. The criteria seemed to satisfy these stress tests
- 4.10** The following actions were agreed after group had actioned
- i) HC to refine draft LLP based on above for discussion at Octobers meeting
 - ii) To promote LLP as soon after planning is secured
- 4.11** HC agreed to draw up a process flowchart on how lettings would work with a provisional timeline.
- 5.0** **Dates of future meetings**
 18th October
 13th December
- All meetings will take place at 7.30 pm in the Priory Hall.
- 6.0** **Any other business**
6.1 None

ALL

HC

PS

HC