



## **MINUTES of the PARISH COUNCIL MEETING held on Thursday 7 February 2019 at 1930**

2019/03

NB This was a special “single subject” meeting to discuss the possibility of providing an affordable housing development in Warham

**Those Present:** Richard Cole, Polly Hanson-Smith, Jon Smith (Chairman), Kirsty Vaughan-Jones, & Steve Vickers.

Keith Leesmith (Clerk), Graham Connolly (NNDC Housing Enabler), plus one member of the public.

Following the last meeting on 10 January when Hastoe Housing Association and Homes for Wells gave presentations to the meeting, it was decided to hold a special “single subject” meeting to discuss the issue and try to reach a decision on whether to proceed, and with which housing association.

KL gave a quick summary of the process to date and the decisions that needed to be made at this meeting.

It was agreed that Hastoe Housing were likely to be a worthy partner to take the process forward. With regard to Homes for Wells there was some concern over their “key worker” policy. If they owned houses in Warham would a Wells key worker (say a school teacher) have priority over a Warham person who, say, worked at the pubic house?

Allocations Policy: GC explained that Hastoe Housing had an agreement with NNDC housing department. This meant that if they had a vacant property on the proposed development, it would be up to NNDC to decided who the tenant(s) would be. This would be in accordance with their advertised “exceptions site affordable homes policy” which gives priority to local people from Warham and the surrounding Parishes. As a town, Wells is excluded from this, so people from Warham, Stiffkey, Wighton and Binham would be eligible. In the case of Homes for Wells, they make their own decisions as to who is offered a home. However, it was possible that we could come to an agreement with them, so that (say) Warham people had priority over key workers from other Parishes.

GC said that as an alternative, we could set up a Community Land Trust in Warham, and that body could then set its own allocations policy. This would have to be separate from the Parish Council but could have a similar membership. Councillors agreed, however, that they would prefer not to go down this route.

KL reminded people that the “surrounding Parishes policy” worked both ways. There were currently being built in Binham a development of affordable houses. These would be available to Warham people as well as those from Binham and other Parishes that surround it.

2019/04

Mention had been made that the current site owner would like to see a children's play area established on any new development in memory of the family who had provided the land. KL said that whilst this would be a better position for a play area than the current one, the play equipment there was nearing the end of its life and therefore new equipment would be required, and this could be very expensive. GC said that it should be possible to get contributions from any housing association that operated there, and that grants were available from various bodies.

**It was resolved as follows: We would like an agreement with Hastoe Housing and Homes for Wells to develop a site of up to twelve homes subject to HfW agreeing an allocations policy that was acceptable to the Parish Council. Subject to agreement between the two associations, it was agreed that up to 50% of the properties could be operated by Homes for Wells.**

**It was further agreed that since the site available was considerably larger than would be required for the housing, it would be advisable to purchase a larger area to "land bank" for future development if at all possible.**

It was agreed that GC would now progress the matter, referring back to the Parish Council when he required. Before applying for planning permission an exhibition would be held to introduce the plans to the village, and possibly to prospective tenants.

**The meeting closed at 2030**

**Next scheduled meeting of the Parish Council – Thursday 21 March at 1930 at the Reading Room**