

**Meeting of the Powerstock & District CLT Steering Group  
13<sup>th</sup> July 2015, 10am at the Marquis of Lorne**

**Present:** Keith Rixton, Tim Connor, Nerissa Jones, Steve Poole, Vanessa White, Lynne McLaughlin

**In attendance:** Steve Watson (WCLTP), Rob Aspray (Hastoe), Victor Crutchley, Catherine Bonnett (WDDC)

**Apologies:** Judith Griffies, Channy Kennard

**1. Welcome:** SW welcomed everyone to the meeting.

**2. Notes of meeting held on 5<sup>th</sup> June 2015:** no matters of accuracy. No matters arising not already on agenda.

**3. Updates**

**Project plan:** had been updated.

**Planning Application:** it was suggested that planning permission had been delayed because it would be granted under delegated authority (possible when there were no objections from the Parish Council, local member or other statutory authority) and this would only happen once the section 106 agreement was in place. RA had written to WDDC to confirm Hastoe's willingness to underwrite the legal costs of drafting the section 106. SW had sent WDDC the title plan.

**Option agreement:**

*Estate land registry issue:* a temporary title number had been granted, which could be used in transactions. VC to follow up with DD re the query over ownership of the piece of land on the access road and ask him to pass on the temporary title number to the solicitors.

**Action: VC**

*Buy-back clause:* valuer's advice had been received and Hastoe's solicitors had been instructed to re-draft the lease. Battens had received information as to the changes required. Clarification to be sought on why Hastoe's solicitors had asked to delete the words "during the term" from the phrase "during the term of the lease" in the definition of funding costs.

**Action: VW**

*Right to buy:* The Estate had expressed reluctance to let the land go if there was any risk that the houses could be lost as affordable homes. CLT also concerned about this. In order to prevent an impasse, it was suggested that a phrase be put into the lease to the effect that it would not be enacted unless it was clear from legislation that future tenants would be unable to exercise the right to buy.

**Action: VW**

A number of campaigns were being mounted to ensure the protection of affordable housing, including those by the national CLT network, the Rural Housing Policy Group and CPRE. WCLTP will circulate a briefing on these shortly.

**Action: SW**

#### **Hastoe:**

*Progress with eco-mitigation strategy:* the application for the licence to move dormice had been drafted. Supporting evidence was required regarding the development's contribution to the local economy. TC agreed to ask the Head Teacher of Powerstock School to submit a comment about this on the planning application website and RA would take it from there to use in the application. Other ecological work was progressing and if it continued to go well, then the site could be cleared by the end of the season ie September 2015. If not, then progress would be halted until the following season (beginning April 2016) and the tendering process would not be able to start at the end of July 2015 as planned. A further unknown, which could potentially affect scheduling, was the date of publication of the right to buy legislation, which could happen any time between October 2015 and January 2016.

**Action: TC, RA**

Robin Leaf had requested the levelling of the new builder's yard area. Although this was a matter for RL and the Estate to discuss, it might be that the estate would need to install the new boundary wall at their own expense and then be reimbursed by Hastoe when the option agreement was enacted. VC was asked to confirm with DD that all activity in the sheds had ceased.

**Action: VC**

*Surface water easement:* LM had spoken to Simon Lester-Card as agreed. RA had written to SL-C, offering a modest amount for the easement and sent him a copy of the route, showing where the inspection chambers would be.

*Tendering:* Drew Construction had now been added to the approved list of contractors, along with CG Fry, Acheson and Pemberton Homes. Ideally, any planning conditions should be included in the information given to contractors, as they needed to be aware of any non-standard conditions. As the development was in a conservation area, conditions were likely to apply. Unfortunately the information would not be available by the end of July and this would cause timing problems for obtaining a final price. RA to look at other applications made in conservation areas to see what conditions had been put on them. CB offered to speak to Kate Williams, Conservation Officer.

**Action: RA,CB**

*Affordable housing scheme:* still waiting for section 106 to be produced.

**HCA revenue grant applications:** the statement had not been received from Burton Sweet but the HCA were not chasing this.

**4. Communication with the wider community:** an update had been sent to members in response to the proposed right to buy legislation. Otherwise, there was nothing further at this stage.

**5. July budget:** some measures in the budget had implications for affordable housing schemes eg the benefit cap being reduced to £20k. Housing benefit is the first benefit to be reduced if the cap is reached. This raised the question of how many people would be left without enough benefit to pay their rent. If rents were at the local housing allowance level, it was predicted that this would affect those renting four bedroom houses the most but have less impact on those renting smaller homes, the rent of 1 and 2 bedroom houses being a smaller proportion of total income. The problem would be worse in higher rent areas of the South West such as Bristol, Bath and Bournemouth. Housing Association rents were to be cut 1% a year for the next four years, with CLT ground rents effectively staying level during that period. The withdrawal of benefits from 18-21 year olds could have an effect on the demand for 1 bedroom houses.

**6. AOB:** there was none.

**7. Date of next meeting:** Monday 7<sup>th</sup> September, 10am at the Marquis of Lorne.