

MASHAM NEIGHBOURHOOD PLAN (MNP) STEERING GROUP

Meeting held on 23.05.2024 commencing 7pm at l'Anson's Offices.

MINUTES

Present: Neil Pickard (Chairman), Richard Mawer, Jim Dalton, Mark Cunliffe-Lister, Flo Grainger and Howard Mountain (NP Co-ordinator).

Rima Berry of Yorkshire Dales Millenium Trust was also present to offer advice on Community Land Trust Housing schemes (Item 2).

Apologies: Eleanor Paddison.

1. Minutes of meeting 10.04.2024 - approved without amendment.

2. Affordable Housing – advice from Rima Berry of Yorkshire Dales Millenium Trust on Community Land Trust Housing Schemes.

Rima Berry had been invited to the meeting in order to provide an overview of the different types of affordable housing schemes being used throughout the country. Most affordable housing schemes, for example those at the current Stonebridge site and at Ibbetson Close in Masham involve transferring the properties once constructed to a Housing Association who then manage them and effectively control the nature of tenants as well as future rents. There are questions over whether in practise this is the best way of proceeding, as rents can become too high and people from outside the community are re-housed into properties which were originally intended solely for locals. Rents in these circumstances are normally based on 80% of market value so in high value areas such as Masham they are still relatively high and therefore are not always 'affordable' in practice.

Community Land Trust schemes are an alternative method in which the land is retained by the community and as this element does not form part of the property being rented (or sold under shared ownership schemes) the rent (or price) is always lower by comparison. Because the community remain involved in the scheme it should also be possible to ensure that locals are given the opportunity to occupy the properties. There can however be complications where mortgages are needed for shared ownership properties as there is effectively a cap on the value of the property. On resale a percentage of the sale price is payable to the CLT who use this to cover management costs.

Rima also advised that a) Community First Yorkshire are no longer able to provide advice on Community-led housing b) YDMT may be able to assist with funding a Local Housing Needs Survey c) that one was produced for Peacock and Verity in 2019 which could usefully be requested from their Trustees d) that she was confident that Angela Walmsley (the newly appointed Rural Housing Enabler for NYC Harrogate) will be able to provide valuable help and e) she hoped the Toolkit document provided and circulated to members would also be helpful.

Rima was thanked for attending and will be happy to assist further on this topic.

ACTION POINTS: HM to request LHNS from Peacock and Verity. HM to confirm meeting arranged with Angela Walmsley on 05.06.2024 – MC-L and FG to also attend. At the meeting information on the process of obtaining and funding LHNS is to be confirmed.

3. Consider Action Points from last meeting not covered elsewhere on the agenda.

None.

4. Consider all Action Points from last meeting relating to the Policy Intention Document (item 3 – 10.04.2024).

HM had prepared and circulated a document to be used alongside the PID which provided an initial framework for the Draft Plan, as evidence was collected, and as the Policies/Community Actions drawn up. It contained draft sections comprising a) Introduction, b) Geographic Description, c) Brief History of the Area, d) The Present Day, e) Planning Context, f) Vision and Objectives, Topic 1 – Housing, Topic 2 - Employment, Topic 3 - Environment, Topic 4 - Tourism, Topic 5 – Heritage, Topic 6 - Infrastructure and Topic 7 – Community Facilities.

The SG considered each section, and the following Action Points were agreed:

ACTION POINTS: HM to investigate measures taken in other NPs to control second home ownership through Change of Use policies. NP to approach local resident who had previously offered assistance on environmental topics. FG to prepare draft list of Local Green Spaces based on Consultation responses and previous work on topic. SG members to develop sections b, c,

and d above. EP to consider Sustainability issues relevant to the Plan. HM to publish Public Consultation responses on website.

NP confirmed that the sales and lettings of the affordable housing on the Stonebridge site were almost complete and that sales were agreed on 29 of the 36 market houses. MC-L confirmed that the Call for Sites process under the next Local Plan now had an end of June 30th.

5. Grant funding.

a) Confirmation that unspent element of 23/24 grant from Locality/Groundwork had been returned.

b) Funding for 2024 onwards.

It had just been confirmed that financial grants and technical support will be provided by the Government through Locality/Groundwork for 2024/25 but as yet no details of when applications can be made has been announced.

ACTION: HM will consult with SG members and the Planning Consultant and make an application as soon as they open.

It was noted that Kirkby Malzeard, Laverton and Dallowgill Parish Council are to request that the effectiveness of the CIL payment system be investigated at Ward level as Parish Councils may have to rely on these for funding NPs if Government grants are withdrawn or unavailable in the future. HM will keep SG informed.

6. Brief report on latest Masham Futures meeting held 23.05.2024.

The meeting was attended by NP and HM who provided an update on NP progress to other Masham Futures members present.

It was agreed that HM would investigate whether it would be practical to provide a NP display as part of the 'Making of Mashamshire' exhibition on June 8th/9th in the Town Hall. If so a summary of the Public Consultation responses would be provided as a handout.

7. Any other business.

None.

8. Date/venue of next SG meeting.

The next meeting will be held at l'Ansons offices on 26.06.2024 commencing at 7pm.

Meeting closed at 8.45pm. Minutes taken by HM. Dated 27.05.2024.