

Minutes of the Holme on Spalding Moor Parish Council, Parish Plan Working Group Committee meeting Tuesday 2 December 2008 held in the Methodist Church Hall

Present: Chris Worrall (Chairman), Ann Dowson, Madge Johnson, Ann Sheridan, Karl Sheridan, Robert Templey

Guest: Roger Jones Rural Housing Enabler

Clerk: Steve Young 01757 288234

The meeting was called at the request of Roger Jones to investigate ways of providing affordable housing in Holme on Spalding Moor

Roger outlined that there are two ways to provide affordable housing;

1. On developments of 15 houses or more then the developer has to include affordable housing, this is not happening currently as developers are not building houses, also they are loathe to build more than 14 houses to avoid this.
2. If land can be found where the owner will sell at affordable housing levels, currently approximately 10 times agricultural price or £70k per acre then the land would be bought by a housing association to develop for 100% affordable housing

The housing association (probably Home Housing Association based at Wetherby) would look to develop approximately 20 houses together. The houses may be let at first and tenants could then buy a stake in the house to allow people to 'get a foot on the housing market ladder'

The proposed list of tenants would be vetted by the East Riding Council and Holme on Spalding Moor Parish Council so giving preference to local people

Roger and Committee members then discussed possible areas of land and Roger said that he would investigate the land with the owners and produce a preferred list
Roger needs a formal expression of intent from the Parish Council and the Committee voted unanimously to recommend that the full Parish Council confirm the following resolution at the meeting in December

Holme on Spalding Moor Parish Council endorses the need for affordable housing in the parish with preference given to local people and it confirms the Committee meeting recommendation to ask Roger Jones to proceed as quickly as possible

Roger stated that if a site could be obtained then the process could be started in a matter of months and once planning permission is obtained the finance is available

Roger was asked to ensure that local builders were given the opportunity to tender for any work resulting from this initiative, he agreed this would happen

Chairman thanked Roger for his attendance and expressed his pleasure that the possibility of affordable housing is closer than was thought