

Minsterworth Development Meeting **Friday 7th March 2014**

Meeting held at 2pm at Minsterworth Village Hall between Parish Council representatives, Land Owner, Chairman of Village Hall Trust, GRCC, TBC and Rooftop Housing Group

This informal meeting was held between the above parties to inform the next steps of the development project on the land adjacent to the overflow car park of the Village Hall.

The meeting was not minuted as the discussion was free according to the needs of the group.

Main points of discussion included:

- What is affordable housing
- What type of scheme is required – house types and tenure
- How will the scheme be funded and would it have to provide market housing
- What could the housing look like
- What requirements did the Village Hall Trust have
- How much will the land cost
- Where do we go from here

Note: ‘development group’ has been used as a collective term to group together the people around the table who are the representatives from the parties who have interest in the land namely Parish Council reps, Land Owner and Chairman of Village Hall Trust.

Outcomes of the meeting

Whilst many older people in the village seek to downsize, the overall feel from the development group was that the affordable homes should provide for younger families seeking to remain in the village. There was a strong feeling towards keeping the village ‘young’ to sustain the village and its facilities for the future.

Preferred house types were 2- and 3-bed houses and the idea of a ‘village green’ is to be incorporated into the design.

Rooftop Housing Group was suggested by the council’s Strategic Housing & Enabling Officer, Erin Davies, as a partner for the Minsterworth scheme as the Parish Council stated they have high expectations with regards to design and quality of the homes to be built in their village. Rooftop has developed many rural housing schemes. Encouragingly they have entered a Tewkesbury Borough rural housing scheme into their bid for government housing grant. This funding bid is to meet the highest sustainability standards, currently known as the Code for Sustainable Homes Level 6. If the parish wish to continue with the scheme and ensure it meets their resident’s desires then Rooftop’s potential allocation of funding can help secure the housing scheme for Minsterworth.

For more information about Code for Sustainable Homes please see the government’s website using this click <https://www.gov.uk/government/policies/improving-the-energy-efficiency-of-buildings-and-using-planning-to-protect-the-environment/supporting-pages/code-for-sustainable-homes>.

The land owner will negotiate the sale of the land with the housing association based on the scheme they propose.

Village Hall Trust, who currently own part of the entrance to the proposed site, is seeking best value as access is to be shared – this again will be agreed with the housing association to address the matters stated in the meeting namely dual access and improvements to the overflow car park.

Residents should be encouraged to register their interest in affordable housing on the relevant systems as follows:

- Gloucestershire Homeseeker for rented accommodation www.gloshomeseeker.co.uk
- South West Homes for affordable home ownership www.southwesthomes.org.uk

Next steps

- The development group will be visiting several other affordable housing sites in and around Tewkesbury to get an understanding of design and layout possibilities.
- Rooftop will work initially with the development group on potential designs of the scheme – it is hoped that several design layouts will come out of this.
- These options will then be presented to the parish residents led by Rooftop – this will be an open event with one evening **and** one weekend proposed so that all residents have the opportunity to participate.
- Rooftop can use this information to ensure that the scheme ‘stacks up’ financially – this is known as viability appraising.

Keeping villagers informed

Residents will be kept up to date via the Parish Council as necessary via meetings, newsletters and the website.

How villagers can make comments

If villagers have any comments, questions or concerns they can make them know to **Fiona Wallbank, Clerk to the Parish Council**. If a response is required Fiona will ensure questions go to the right person/ organisation.

Write to: Fresh Fields, Ledbury Road Crescent, Staunton, GL19 3QB

Or email: clerk@minsterworthparishcouncil.org.uk