

Minutes
of the MAYLAND PARISH COUNCIL
NEIGHBOURHOOD PLAN COMMITTEE
meeting held in the Lawling Park Hall
on Tuesday 3rd January 2017
at 7.10 p.m.

Present: Cllr Spires (Chairman) Cllr Gibson
 Cllr Duncan B Edwards
 Cllr Evans

Clerk: Mrs J Massenhove

In attendance: Mr M Siggs, Henry Gilder Drake Almshouse Charity
 Mr P Hill, Legacy East Almshouse Partnership

55. Apologies for Absence

Apologies were received from D Aberneithy and J Logie.

56. Declaration of Interests

B Edwards declared an interest as an owner of land adjacent to 1 Mill Road.

57. Minutes of the Previous Meeting

Cllr Duncan proposed accepting the minutes from the meeting held on 6th December 2016. Cllr Evans seconded the proposal, all in favour. The minutes were signed and dated as a true record.

58. Public Discussion

Cllr Spires spoke of the possibility of including, within the NP, properties for local people to be able to rent and for these properties not to be able to be sold. He asked Mr Siggs and Mr Hill what is involved.

Mr Siggs explained that almshouses are usually owned by a charity and that their purpose is specified within the 'charitable objects'. The properties cannot be sold (a major difference between this and other types of social housing), but will be held in perpetuity by the charity.

Tenure is by a licence to occupy (rather than assured tenancy). The licence to occupy may be terminated if for health reasons the occupants can no longer look after themselves. However the properties can be designed to suit the intended type of occupant so their needs are met for as long as possible. There are no wardens, but a telephone helpline may be provided.

A weekly maintenance contribution is paid (rather than rent). The WMC is equivalent to the local housing allowance so that no-one is excluded by being unable to afford it. The local authority pays this directly.

The Henry Gilder Drake Almshouse Charity is served by eight trustees, four of whom are nominated by the four parishes (Althorne, Latchingdon, Mayland and Southminster) that it benefits. It currently provides housing for older people. In recent years, land has been made available by means of S106 agreements. Money has also been borrowed from Charity Bank. Grant funding to address health issues is sometimes available. The charity's constitution is changing in order to limit the liability of trustees, to extend benefit to a wider area and to consider who else can be helped. The charity is recognised as a housing provider by Maldon District Council.

Mr Hill, in addition to being Chairman of LEAP, is involved in the writing of Wivenhoe's neighbourhood plan. He advised that it is up to Mayland's NP Committee to identify the need and decide the objective. If a special need for almshouses is to be met, the accommodation can be designed to meet that need. It is very difficult to change the charitable objects once they are enshrined in charity law, so it is important to be clear from the outset what is to be achieved. An appropriately designed development can also create a

mini community in which people look out for each other. It is also helpful to have a local champion who knows about the almshouses.

Well researched, well presented survey evidence is essential to demonstrate what the requirements are; even a draft plan will carry some weight so long as it is evidence-based. Once specific requirements have been identified, there is scope for agreement with builders whereby, for example, they build their choice of property in return for providing land for almshouses. Exception sites might also be considered, permitting building so long as some affordable housing is also built.

Cllr Gibson left the meeting at 8.10 p.m.

S106 agreements can be used to obtain something specific to benefit the community where the building takes place. Once the NP is in place, a larger percentage of the Community Infrastructure Levy is available to the parish. Either way, Mayland should benefit if its requirements are incorporated into its NP

At the appropriate time the NP Committee may wish to approach The Henry Gilder Drake Almshouse Charity or Legacy East Almshouse Partnership or create a new charity.

NP Committee members observed that, whilst the primary idea had been to provide accommodation for key workers in order to facilitate their move to the village, consideration should also be given to older people and other groups with a need.

Members were agreed that, for inclusion of almshouses within the NP, it would be most appropriate to work with a group that already has the relevant experience and expertise such as The Henry Gilder Drake Almshouse Charity (with its existing relationship with MDC) or LEAP.

59. Progress Report

No communication has been received from our consultant.

Cllr Spires reported that the RCCE's network meeting was very useful; members of Langford and Ulting Parish Council had spoken about their neighbourhood plan and the problems involved.

60. Consultations

The meeting with the GP surgery was cancelled. Clerk to reschedule this with the surgery.

Cllr Spires reported that the meeting with the school went very well. The school had sought information from ECC which has responsibility for funding additional classes when demand reaches a set level.

61. Vision Statement and Objectives

Cllr Spires provided copies of extracts from our consultant's document and MPC's own summaries in order to consider the vision for the village. There was some discussion, but it was agreed to dedicate a future meeting to a more thorough review and agreement of the vision statement.

62. Timescales

The next steps are: -

- creating the vision,
- determining the objectives required to achieve the vision,
- forming the objectives into policies and
- engaging an expert to write the policies.

63. Items for Next Agenda

Update on meeting with GP surgery.

Review of the vision within an existing draft NP and consideration of Mayland's own NP vision statement.

The meeting closed at 9.03 p.m.

Date of next meeting, Tuesday 7th February, 2017.