

North Horsham Parish Council

Notes from the Meeting of the Community Land Trust Working Party held on Wednesday 31st July 2019 at 6pm at Roffey Millennium Hall, Crawley Road Horsham.

In attendance:-

Alison Best- Dufour - Resident

Cllr James Davidson – North Horsham Parish Council

Cllr Joy Gough – North Horsham Parish Council

Stuart Norton – Resident

Cllr John Smithurst – North Horsham Parish Council

Cllr Ray Turner – North Horsham Parish Council

Pauline Whitehead – note taker.

Chairman, Welcome and Introductions

Cllr Joy Gough was nominated the Chair for the meeting. She welcomed everyone to the meeting.

Apologies

No apologies.

Discussion topics:-

1. Extent of the need and availability of land

There was uncertainty regarding whether the aim and purpose of a CLT set up for North Horsham would be so similar to the Housing Development Company and Housing Management Company being established by Horsham District Council (HDC), that they would be in competition with each other. HDC had approved £500,000 equity funding to help their Housing Development Company get off the ground. That level of funding was unlikely to be available to the North Horsham CLT.

It was recommended that the CLT working party view the terms of reference for the HDC Housing Development Company and the HDC Housing Management Company in order to ascertain where any similarities with a CLT may lie.

It was noted that a CLT is independent and any property provided by a CLT is held for the community in perpetuity. A CLT is not part of any wider initiative by local government. The North Horsham parish CLT would most likely provide a small

number of homes. To fulfil the criteria of a CLT there has to be more than 6 units, however, it was felt it was likely that the CLT would aim for 10 -12 units.

From the working party's visit to Angmering it was recognised that setting up and being involved with a CLT produced lots of work and required tenacity and problem solving skills. Angmering advised working closely with other groups to give mutual support and benefit. Whereas Angmering had a piece of land owned by the Parish Council that it was able to develop, this wasn't replicated in North Horsham. There was concern whether suitable land would be available at an affordable cost. **It was recommended that the working party further explored working with other organisations such as HDC or Legal and General to ascertain the availability of land and options on how the proposed CLT could work with them.**

The average annual earnings in Horsham District is approximately £29,900. (Nov 2018 - WSCC website) It was considered that there was a need for housing with rents set below that defined as affordable housing rent ie. 80% of market value rent to allow those who are on low earnings the chance to find accommodation at a price they can afford.

A request for those interested in a CLT to come forward and contact the Parish Council had been put into a magazine that is delivered to every household in the Parish. Information had been displayed on the nine parish Council notice boards sited throughout North Horsham and it had been displayed on the Parish Council website and Facebook page. No-one had shown any interest. In order to move forward **it was recommended that evidence of need and available land was sought by face to face consultation methods, but these would need to be chosen carefully to ensure that any engagement targeted areas where there was potentially the most need. It was further recommended that HDC was asked for figures of those on the housing waiting list that specifically related to North Horsham.**

2. Required support to continue.

Legal and financial support could be sought from those who volunteered to get involved in setting up a CLT.

Building and Planning skills could also be available via volunteers.

The Parish Council may be willing to provide secretarial support until a committee is formed as it does now with the provision of a Clerk and they may also be willing to provide a committee meeting room for bimonthly meetings. **This could be put to the Parish Council.**

3. Suggestions on how to gain support

Key stakeholders in this project were identified as the local community, Sussex Community Housing Hub (Action in Rural Sussex), North Horsham Parish Council, HDC, Legal and General and WSCC. **It was suggested that parishes that bordered North Horsham should be approached to gauge their interest.**

Recommendation to North Horsham Parish Council's Planning, Environment and Transport Committee:-

- 1. To acknowledge the content of the notes and the recommendations for further work identified by the working party.**
- 2. To support the CLT working party by extending the time that they have to explore further the possibility of establishing a CLT for North Horsham parish and authorising a small fund (to be decided) to allow the working party to undertake surveys and consult to establish an evidence base of need and land availability.**
- 3. To raise with Legal and General at the next North of Horsham Parish Liaison Meeting on 4th October 2019 the possibility of them providing land for development by a CLT.**

All members of the working party were in agreement that a CLT was a worthwhile cause to continue to pursue and investigate. It was acknowledged that in order to continue work on this project, the working party required authorisation from the Planning, Environment and Transport Committee, therefore, it was suggested that the next meeting was arranged after 22nd August 2019 when the next Planning Meeting was held.

Cllr Gough thanked all in attendance and closed the meeting at 7.05pm.