

Public Meeting

Spaxton Village Hall Pavilion

Saturday 2 October 2021 at 3:00 pm

- a) Issues raised by members of the audience in response to the Chairman's presentation:
- What would happen if the CLT folded?
 - o It would pass to the nearest organization similar to the CLT e.g. Parish Council or Spaxton Almshouse Trust.
 - What would happen if the HA folded?
 - o The assets would pass to another HA. They are all not for profit organizations. The regulator will step in to manage an orderly transfer of assets.
 - Is 9 houses per acre a reasonable density?
 - o 10 per acre is the average. If the size of property was to increase, so would the cost of the land. Earlier projects were more dense. Recent projects are required to attend more closely to biodiversity and other regulatory factors and have been slightly less dense.
 - It was noted that the entire Board chose the criteria selected not the Housing NeedsTeam.
 - It was noted that community members who want to downsize are finding it difficult to find affordable housing was an unexpected finding.
 - Was the decision of the Board about which site based on access to the village?
 - o The decision of the Board followed several discussions that included a variety of criteria. The Board did not need to use the vote of the Chairman to ensure a majority decision.

- b) The audience was asked to raise a hand if they approved the Board's recommendation to develop Site 11 (The High Street Site) for 9 dwellings. 2 Board members counted the votes.

There were 49 people in the hall. 2 were not from Spaxton Parish. Of the 47 Spaxton Parish residents 35 indicated their approval of the Board's recommendations, that is 74% of those present.

This was taken as a recommendation that the SCLT Board should proceed with the recommendation to build 9 affordable homes on the High Street site.

- c) Steve Watson, Middlemarch consultant said that building could possibly commence in 2023.