

ANNEX A

TERMS OF REFERENCE FOR THE PARISH “COMMUNITY HOUSING” WORKING GROUP.

After a series of Annual General Meetings within the Parish there has emerged a general consensus around the need to regenerate and rebalance the two communities of Newton Ferrers and Noss Mayo.

It was generally accepted that the key to achieving this rested largely on devising an **Community House Building Plan** that would meet the requirement to build approximately **100 Affordable Housing Units** in the Parish over the next decade – primarily for the young and key workers.

Bearing in mind the complexities of Government legislation, both central and local, the likely impact of the Local Development Framework (LDF) and the differing views of local residents, the NNPC has decided to set up a **Parish “Community Housing” Working Group** with the following **Terms of Reference:-**

* **Timescale**

The working Group should endeavour to have **proposals ready for discussion by the NNPC by the end of November 2006**. This would enable any such proposals to be put to the SHDC before the Council elections in May 2007.

* **Modalities**

- **The Working Group should consist of not more than six members**, with appropriate expertise drawn from both villages, one of whom should represent the NNPC.
- The **Chairman** shall be **Robin Hogg** of Anchor House, Pillory Hill, Noss Mayo. 872366. robstar@talktalk.net He will be able to co-opt additional temporary members as necessary to achieve results.
- The **Committee**, initially, will be composed of:-
 - Robin Geldard,**
 - Christopher Bradley,**
 - Suzie Cooper, (NNPC Representative)**
 - Paul Francombe**
 - Nicky Tewson**
- **The Working Group should provide the NNPC with Progress Reports every three months.** If necessary; such reports, in addition to being posted on the NNPC Website, could be accompanied by an open Presentation in a suitable venue for any one to attend. The first such report will be in September.
- The Reverend Tim Deacon, as Chairman of the Revelstoke Trust, would be an adviser to the Working Group.

* **Guidelines**

- The Working Group are free to **challenge any of the current assumptions as to the number and type of “Affordable Housing Units” that were required.**
- The Working Group are **authorised to approach central and local Government Groups and Agencies in pursuit of practical solutions.**
- In principle the Working Group should:-

* Aim to **spread Community Housing across the Parish** with the aim of **meeting the highest sustainability criteria, minimising the impact on the environment in terms of both appearance and the use of both energy and water.**

* **Aim to improve the overall parking situation in the two villages.** Any additional housing must have no overall effect on existing street parking.

* In view of the uncertainty over the futures of the SHDC and the DCC and their associated funding, the Working Group should examine in detail **the practicalities of forming a CLT or CDT to develop, own and manage the properties, thus ensuring that the properties remain within the local community in perpetuity with some control over who should be the occupants.**

* The Working Group **should attempt to create either a CLT or CDT by the end of 2006 with the primary aim of producing viable plans for a number of suitable sites.**

* **Participation**

The Working Group will be open to constructive proposals from any member of the local community. The Chairman, in conjunction with the Clerk to the NNPC, will aim to keep the whole community briefed on progress through the NNPC Website. Contributions may be sent to the Chairman of the Working Group either by mail or to robstar@talktalk.net.