

**Minutes of Whaddon Parish Council Extraordinary Meeting held on 18<sup>th</sup> May 2011 at 8.00p.m. in the Village Hall, Church Street, Whaddon, nr Royston, Hertfordshire, SG8 5RY.**

Present:           Chairman                   Dr N Strudwick  
                   Councillors               Mr L Ginger, Mrs M Peyton, Mr C Rose  
                   Parish Clerk               Mrs G van Poortvliet  
                   BPHA representative Ms Christine Steele  
                   Parishioners               1 present

**1.0 Apologies for Absence** – received from Cllr J Lewis and Cllr P Neale.

**2.0 Declarations of Interest** – none declared.

**3.0 Affordable Homes – amended S106 agreement:**

**3.1 Discussion of amendments to draft S106 agreement** – the Parish Council (PC) had previously received, and commented upon, a draft S106 agreement relating to the Affordable Homes development, Church Street, Whaddon. Since then an amended S106 agreement had been received from South Cambridgeshire District Council's (SCDC) lawyers and the PC had been asked to comment again. The amendments specified that, of the eight dwellings, three would be 'intermediate affordable housing' defined as 'housing at prices and rents above those of Affordable Rent but below market price and rents.' The PC had been aware that three dwellings would be provided on a shared ownership basis. A discussion was held and questions were asked of Ms Christine Steele, Development Manager, Bedford Pilgrims Housing Association (BPHA). Ms Steele advised that intermediate rents were typically up to a maximum of 80% of market value and that shared equity would also be capped at 80%. In contrast, Affordable Rents varied but were usually around 50-55% of open rental values. The need to have three shared ownership houses was a result of funding issues. The PC asserted to Ms Steele the importance to them that the homes remain affordable for local people in need. The PC questioned that, although there is a cap of 80% shared equity, discussions with SCDC Housing Department had led them to believe that people with an existing right-to-buy tenancy could transfer to the development and then exercise their right-to-buy. Ms Steele was not aware of such circumstances but stated that this was not the intention of the agreement.

**3.2 Agreement of Parish Council response - Resolved:** that the PC respond to SCDC as follows:

- the PC would like clarification as to whether the S106 agreement would prevent someone who already had a right-to-buy tenancy and who was later transferred to a house on this development from exercising that right-to-buy and therefore overriding the maximum 80% equity restriction.
- to request that the maximum 80% shared equity restriction be defined within the agreement. At the moment this is not specified although the PC believes it is understood to be the case by the parties to the agreement.
- to request that a clause be inserted into the S106 agreement which requires the PC be informed of any future changes to the agreement after it has been signed.

Action: the Clerk to respond to SCDC as agreed above.

The Chairman thanked Ms Steele for attending the meeting.

**4.0 Date of next meeting (13<sup>th</sup> June 2011).**

**There being no further business the meeting closed at 8.25 pm**