

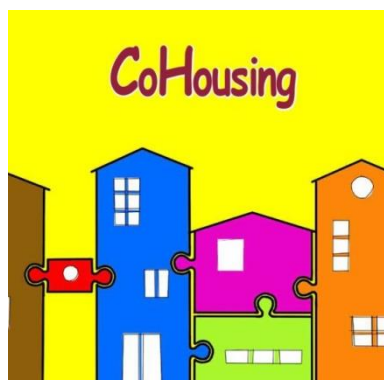


September 2018



Housing the Under 35s in Uppingham

A Locality - Uppingham First Pre - Feasibility Study



**UPPINGHAM
FIRST**

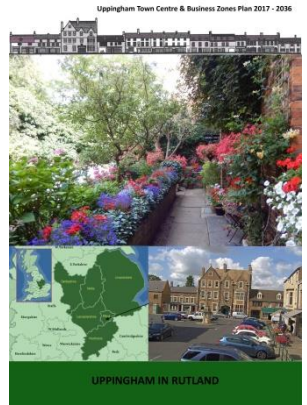


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1. Introduction

1.1 This study reports on the steps taken to date to implement Action 10 from page 15 of the Uppingham Town Centre & Business Zones Plan (See www.uppinghamneighbourhoodplan.info). The study responds to the offer of an old orchard in Uppingham, at no upfront cost, if the Uppingham community is willing to build up to 9 affordable homes for younger people on the site within a period of 5 years. Certain conditions are attached to the offer and the site currently lies outside the town's planned limit of development. An Anglian Water pumping station was constructed next to the site some years ago after the orchard was created. (This, chronologically, is legally significant as Anglian Water therefore have a duty to preserve air quality under current environment legislation). A previous planning application for a detached dwelling on the site was turned down on four grounds, three of which were overturned by a planning inspector on appeal. The remaining objection was that the site was in an unspoiled rural setting and outside the planned limit of development. Since that date, a major development (a solar farm) has been permitted changing the character of the area and Uppingham Town Council now has a 'made' Neighbourhood Plan, which is in the process of being updated. This can bring the site within the planned limit of development. Alternatively, the Local Planning Authority can be asked to treat the orchard as an exception site to build community led housing.



1.2 In the light of the above facts, the Uppingham First Community Partnership (a Locality member) determined that it was justifiable to form a skills based Task Group and seek funding to undertake a pre-feasibility study with the help of a community led housing grant. Uppingham First Vice Chair, Edward Baines, a county councillor and Chair of Planning Development Management at Rutland County Council was appointed to chair task group meetings. The initial study was undertaken between November 2017 and March 2018, supported by Locality consultant Mick McGrath and guided by an appointed community project manager with building experience.

1.3 During the preparation of this post project pre-feasibility study report, government announced updated support for community led housing and Locality updated its membership on the resources now available to move similar projects forward. The project Task Group was therefore reconvened on Tuesday September 10th 2018 to agree the project's next steps and determine the appropriate direction of travel.

2. Research and Public Consultation

2.1 From the outset this project has attracted significant public interest with the town's weekly paper carrying the story on the front page and several times in its columns. Regular contact has been maintained with the owner of the orchard site and he has visited on several occasions, one of them to meet with Town Council to secure its support for his idea of donating the land. Under the leadership of Uppingham Neighbourhood Forum Chair and Uppingham First Board Member Janet Thompson, use was made of the UNF quarterly newsletter and local and social media to undertake an elementary survey of interest among younger people in the orchard site. Initially, six households and the county's Youth Council responded and were subsequently invited to a youth engagement event.

The task group has documented and published all key activity during the project (and now in this report) and extensive use was made of the Uppingham First website at www.uppinghamfirst.co.uk, 'Uppingham' on Twitter and 'Uppingham Rutland' on Facebook. Regular engagement with the community was maintained via the town's public Neighbourhood Forum. An indicator of community interest and engagement were the regular offers of support, information and participation from local housing developers, landowners and relevant community groups.

Throughout the study the appointed Locality consultant was engaging physically and electronically with the task group and forwarding relevant literature and research to inform the group's activities. The wide range of skills in the task group (chartered surveying, building, IT, banking & finance, education, local government, consultancy, local business) ensured informed, productive conversation and decision making.

Practical inputs from the project leader and the retired chartered surveyor member informed technical aspects of site visits and task group discussion.

Physical research visits included several orchard site visits, a viewing of, and discussion on the lessons learned from the Saffron Lane community housing initiative in Leicester, attendance at several Locality member events including, most recently, a London based workshop on community led housing convened following a government announcement of new financial and policy support for community led housing.

Following recommendations and receipt of quotations for professional support GSS of Northamptonshire was appointed as consultant architects to the project and Anthony Collins as legal advisers. Their outputs are documented in the following pages.

3. Methodology and Action Taken

1.3 During the pre-feasibility study project the Task Group:-

- a) Met on 8 occasions
- b) Undertook a preliminary survey of need
- c) Visited a successful community led housing project in Leicester
- d) Participated in two full day workshops. One to determine the aims and objectives of the study and the other to study alternative corporate structures that might help establish some form of local housing trust
- e) Held a joint meeting and briefing with Uppingham Town Council
- f) Commissioned and published a design study of innovative housing for the under 35s that would meet local needs and fit the orchard site
- g) Hosted a young persons' engagement event at the local cricket club led by a young architect
- h) Commissioned and published a legal study on the best form of legal structure for the proposed local community led housing trust
- i) Following the pre-feasibility study, the Task Group prepared a next steps strategy to propose to Locality that it support a full feasibility study of creating an Uppingham community led housing trust that would pursue and deliver affordable homes for the under 35s in Uppingham and its surrounding villages both at the Orchard site and others yet to be identified.

1.4 The pre-feasibility study was delivered within budget and principal documentation from the study includes:

- A chronological record of the task group activities and outputs as appended to this report
- A study of site design options prepared by GSS Architects
- A study of options for the proposed Housing Trust prepared by solicitors Anthony Collins
- A costed specification for a full ground survey at the Orchard site prepared by Task Group member Graham Allison to assist and inform a full feasibility study if agreed.

1.5 Principal outputs from the study up to and including September 11th include:

- Significant public interest in the issue of affordable housing for younger people
- A clearer understanding of under 35 preferences in housing policy and design
- A firm decision to form a local housing trust in the form of a Community Benefit Trust (CBT)
- A clear strategy on the next steps needed to bring the orchard site into community use
- A decision to seek further support from Locality and, if appropriate, the government, now that additional funding for community led housing has been made available
- A decision by the reconvened Task Group at its meeting on September 11th 2018 to pursue Registered Housing Provider status for the new CBT and seek further support from Locality.

4. Strategic Plan and Next Steps

4.1

Strategic Plan 2018-2021

Badley Orchard Housing Trust

Our vision is to build and manage quality affordable housing for young people of Uppingham area

Our Mission is to provide and manage quality affordable housing for the young people of Uppingham and its hinterland who have local ties

Aim 1: to Build affordable housing to increase & improve housing stock

Objectives

- To build up to 10 units on the Orchard site
- Explore other affordable housing opportunities

Aim 2: Work in partnership with other land owners to bring forward more affordable housing

Objectives

- Source additional partners
- To encourage statutory authorities to use CIL for further affordable housing

Aim 3: to develop a self sustaining housing trust

Objectives

- Creation of a trust model
- Develop good and inclusive governance
- Manage an enterprising and sustainable trust
- Ensure succession planning

Aim 4: to create an exemplar housing project to inspire other local groups to follow

Objectives

- Provide tangible examples of good practice/delivery
- Promote local employment opportunities and businesses

Our Values: Aspirational, helping hands and doing the right thing

4.2 Actions

- a) Engage with Environment Agency and notify Anglian Water of our intent
- b) Engage with RCC to assess support for a community led housing initiative
- c) Arrange Locality briefing on desirable way forward to approaching housing funding
- d) GT to move forward on creating a Trust
- e) Engage with N Plan Committee and UTC to bring site within planned limit of development
- f) Report outcomes to UF board, landowner and community
- g) Implement the actions agreed in the Task Group meeting of September 11th 2018 (See Appendix A) to proceed with an application to the Community Housing Fund for support to create workers cottages and homes in Uppingham suitable for the under 35s.

5. Summary

The Task Group is indebted to Locality and its representative Mick McGrath for the leadership, support and funding to complete this pre-feasibility study. Despite the challenges presented by the site offered for development by the Badley family, the Task Group is confident that this study demonstrates that much needed affordable homes could be built on the site if all parties involved collaborate to create the proposed Housing Trust and deliver its objectives. This report is to be submitted as supporting evidence for a bid to the Community Housing Fund. It also serves as a final report to Locality and the Uppingham community on the work undertaken to date.

Appendix A

Chronological Listing of Task Group Meetings and Event Notes

UPPINGHAM FIRST Community Partnership

Chair: Robert Wills Vice Chair: Edward Baines Secretary/Treasurer: Ron Simpson BEM

Uppingham Webcam  www.uppinghamfirst.co.uk

Appendix A - Chronological Listing of Task Group Meetings and Event Notes

Notes of the Inaugural Meeting of the E J Toon Housing Project Task Group Held on Friday November 3rd in the Falcon Hotel

Present

David Ainslie, Mark Shaw, Ron Simpson, Geoff Thompson

Apologies for Absence

Edward Baines; Janet Thompson

In Attendance

Locality Consultant - Mick McGrath

1. Declarations of Interest

Task Group Member business, charity and community interests were noted.

2. Introductions

Member of the Task Group introduced themselves and outlined their skillset. Mick McGrath detailed his own background and how he proposed to contribute to the project. The requirement to complete the project feasibility study before the end of March 2018 was noted. The possibility of a further 'post feasibility study' grant was also noted. Ron reported that the Locality grant had been banked and the study could commence.

Site Visit

Mick confirmed he had visited the proposed site a few hours earlier and taken appropriate photographs. It was agreed that all task group members should be afforded the same opportunity.

Initial Discussion

A wide ranging debate on the challenges and opportunities presented by the project led to agreement on the first steps to be taken: Discussion touched upon:-

- Project management and leadership
- Finance
- Engaging Youth
- Housing design
- Planning issues and land exchange
- Appointment of consultants and specialists
- Project timeline, statutory sector engagement and critical path

Agreed Actions

- 1) Mick to arrange two project visits for December 2017 and notify the details
- 2) Ron to arrange task group meeting ahead of first visit
- 3) Ron to invite a number of interested town councillors on the visits
- 4) Geoff/Group to organise a youth engagement event for January 2018
- 5) David to contact possible technical support colleague ref land
- 6) Ron to proceed engaging architect and other relevant consultancy
- 7) Mark to use housing/building/technology experience to act as technical lead on the project
- 8) Updating reports to be made to December UF Board and January Neighbourhood Forum

Date of Next Meeting

To be agreed in advance of project visits.

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UPPINGHAM FIRST Community Partnership

Chair: Robert Wills Vice Chair: Edward Baines Secretary/Treasurer: Ron Simpson BEM

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Notes of a Meeting of the E J Toon Housing Project Task Group Held on Friday January 12th 2018 in The Falcon Hotel

Present

David Ainslie, Graham Allison, Edward Baines (Chair), Mark Shaw, Margaret Simpson, Ron Simpson, Geoff Thompson, Janet Thompson

In Attendance

Locality Consultant - Mick McGrath

1. Chair's Opening Remarks

Edward Baines welcomed everyone to this second meeting of the Task Group and apologised for his absence from the first meeting due to work commitments

2. Welcome to New Representatives

The Chair welcomed the strengthening of the Task Group with new members Margaret Simpson (Rotary) and Graham Allison, a retired chartered surveyor.

3. Apologies for Absence

Mark Shaw (travelling on business)

4. Declarations of Interest

Task Group member business, charity and community interests were noted.

5. Notes of a meeting held on Friday November 3rd 2017

Agreed as a true record

6. Matters Arising

None

7. To Consider the Visit to the Saffron Lane Housing Project in Leicester

Mick McGrath was thanked for arranging this visit and producing an excellent set of notes. Task Group members were impressed by this community led housing project and the knowledgeable input provided by host Neil Hodgkin. Town Councillors had been invited to join the visit, with four responding. Cllr Christine Edwards was able to make the date agreed and joined the visit. Following discussion on many of the points raised in Mick's report it was agreed that the visit had been well worthwhile and may be worth repeating at some future date. *(Note that a later verbal report on the visit and the project was made to the January meeting of UTC to keep the council abreast of developments)*

8. Site Map

Distribution of the project site map was noted. Ground area was estimated to be around one third of an acre.

9. Site Visit by GSS Architects

Ron reported on a site visit and discussion with Michael Magri of GSS Architects. His company were happy to undertake the work and it had been agreed that Michael would:-

- a) Provide a formal quote for the work to be undertaken including a preliminary site survey
- b) Subject to receipt and acceptance of the quote, provide some design options for the site reflecting its character and location, forwarding such drawings in time for a mid-February public engagement event for interested young persons' and supportive parties

Michael's observations onsite included:-

- i. The location should be treated as an exception site
- ii. The project site lent itself to a local design/local build initiative
- iii. The sloping site would need clearance included in any costings
- iv. The site entrance may need to be temporarily enlarged to facilitate ground testing
- v. Design options would need to reflect the issues created by the adjacent solar farm and waterworks
- vi. Design options could incorporate both shared space options and self-contained options, plus services that might be welcomed by younger people

It was agreed to welcome the report and proceed on the basis of the submitted quotation if within budget.

10. Land Survey

It was agreed that this be organised by GSS Architects if possible.

11. Character and Direction of the Project's Housing Options

During extensive discussion it was agreed that:-

- a) The group should explore the possibilities presented by forming a Housing Association
- b) The Chair explore the Community Led Housing funds allocated to Rutland
- c) Invite interest in, and observations on, the project from the Peterborough Housing Association which owns homes on The Beeches
- d) The concepts of 'social ownership' and 'community shares' may be relevant to the project
- e) Funding options may help determine the direction to be taken
- f) Home and Community Agency (HCA) policy and grant availability was relevant to the group's considerations
- g) The principles of social enterprise may be relevant to the group's options
- h) It was noted that a 'community land trust' could be one of a number of constructs.

12. Legal and Financial Options for the Corporate Construct of the Proposed Housing Entity

Mick led the group through an online questionnaire created by the Cooperative Movement intended to help guide groups in their initial thinking on corporate structure prior to the legal work to be commissioned from legal advisors Anthony Collins (quote requested).

See <https://www.uk.coop/the-hive/setting-up-a-co-operative/your-co-operative-structure/select-structure-tool>

The outcome is appended to these notes and will help inform dialogue with the group's appointed solicitors.

13. Public Engagement Event

Agreed as:-

- a) For the under 30 year olds
- b) To be on Saturday February 24th 2018 at Uppingham Cricket Club 11am to 1pm (booked)
- c) To be promoted in the media
- d) To engage younger minds in determining the design and desirable specification of such properties
- e) To ascertain the level of interest in the proposed project

14. Date of Next Meeting

Friday January 26th 2018 at 3pm in the Falcon Hotel

15. Any Other Business

None

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Co-operatives UK Select-a-Structure Tool Submitted on Friday, 12 January 2018 - 2:55pm

Thank you for using the Select-a-Structure tool, your results are below. To help make sense of your results, visit The Hive's 'your legal and governance options' explained at <http://www.uk.coop/the-hive/setting-up-a-co-operative/legal-and-governance-options>

Your Responses:

Question 1: How will you secure the majority of your initial funding costs?

Grants and gifts

Question 2:

N/A

Question 3: From where do you anticipate getting the bulk of your income? (that's regular income, not start-up costs):

Selling services or goods to non-members, or from contracts with public authorities or others

Question 4: Will the organisation take on significant debt or incur financial risks generally (e.g. through borrowing money, running a business, employing permanent staff, or entering into major contracts such as long-term leases)?

Yes

Question 5: Who in the main will be eligible to be members of the organisation?

Members of the community generally or some section of it, by application, regardless of any involvement in the organisation's activities

Question 6: What is the primary purpose of the organisation? :

To benefit the wider community or some section of it

Question 7: Are your activities charitable in law?

All of our organisation's activities fall within the list of charitable purposes

Question 8: After deciding how much of the surplus or profit is to be retained in any financial year, will the organisation be able to give a financial bonus or co-op dividend to the members after deciding how much of the surplus or profit is to be retained in any financial year?

No

Question 9: Should your organisation feature a statutory asset lock?

Yes

Question 10: If the organisation is wound up and has funds left over, can these be distributed amongst the members? No

Workshop Outcomes

* *Suitable Legal Forms: *

Charitable Community Benefit Society
Charitable Company Limited by Guarantee
Charitable Incorporated Organisation
Charitable Trust (unincorporated)
Charitable Unincorporated Association
Charity with subsidiary company
Co-operative Society
Community Benefit Society
Community Interest Company (limited by guarantee)
Community Interest Company (limited by shares)
Limited Liability Partnership
Partnership
Private Company Limited by Guarantee
Private Company Limited by Shares
Public Limited Company (plc)
Unincorporated Association (non-charity)

* *Legal Forms that are less likely but still possible: *

None

* *Suitable Organisational types: *

Co-operative Consortium
Community Co-operative
Consumer (or Users') Co-operative
For-Profit Business
Social Enterprise
Voluntary or Community Organisation
Worker Co-operative

* *Organisational Types that are less likely but still possible: *

None



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UPPINGHAM FIRST Community Partnership

Chair: Robert Wills Vice Chair: Edward Baines Secretary/Treasurer: Ron Simpson BEM

Uppingham  Webcam

Notes of a Meeting of the E J Toon Housing Project Task Group Held on Friday January 26th 2018 in The Falcon Hotel

Present

David Ainslie, Graham Allison, Edward Baines (Chair), Margaret Simpson, Ron Simpson

Attending by Video Conference

Locality Consultant - Mick McGrath

1. Chair's Opening Remarks

Edward Baines welcomed everyone to this third meeting of the Task Group

2. Apologies for Absence

Mark Shaw (on business), Geoff Thompson, Janet Thompson (on holiday)

3. Declarations of Interest

Task Group member business, charity and community interests were noted.

4. Notes of a meeting held on Friday January 12th 2018

Agreed as a true record

5. Matters Arising

Peterborough Housing Association still to be contacted. Cricket Club now booked.

6. Architectural Quotation

Resolved

- a) That the quotation of £2k + VAT be accepted and the proposed work schedule approved
- b) That Graham liaise directly with the Architect to obtain a best value preliminary land survey, noting the additional budget allocation of £650 + VAT
- c) That GSS be invited to lead the presentation of their drawings at the under 30s engagement event on Saturday February 24th 11am to 1pm

7. To Consider the Legal Options and Quotation for Trust Governance Documentation

Resolved

- a) That Anthony Collins be appointed to provide preliminary legal advice on the way forward
- b) That legal actions 'c to e' be incorporated into a 'post feasibility study' stage if the project is to progress
- c) That agreement be sought from Anthony Collins that actions 'a and b' be undertaken at the maximum combined cost of £1k + VAT noting that Locality members have a 20 minute legal advice entitlement. If agreed by Anthony Collins, then the revised quotation of £1k + VAT be accepted for the amended work programme proposed.

8. To Consider the Next Steps in Progressing the Project

Discussion led to three proposed steps

- a) A pre-engagement event meeting to audio conference with lawyer, move forward on corporate structure, look further at funding and finalise paperwork and arrangements for Under 30s Engagement Event
- b) Under 30s Engagement Event with Amanda/Mark to be requested to secure the food as the Local Quiz is the night before. Evaluation paperwork to be prepared
- c) Post event Task Group meeting in very early March to review findings of engagement event, evaluate project and prepare structure and key headings of feasibility study report to Locality and the community. Chair of Planning/UNP to be invited to evaluation discussion. Possible post feasibility grant bid to be discussed. Also, the need for a community youth housing needs survey of town.

9. To Consider the Construct of Under 30s Engagement Event.

Objectives agreed as:-

- f) For the under 30 year olds
- g) To be on Saturday February 24th 2018 at Uppingham Cricket Club 11am to 1pm (booked)
- h) To be promoted in the media
- i) To engage younger minds in determining the design and desirable specification of properties for the under 30s
- j) To ascertain the level of interest in the proposed housing project
- k) To prepare the ground for a post feasibility study grant bid to progress the project

Issues to be addressed/Actions to be taken include:-

- a) UF Presentation Boards to be erected to display maps
- b) Event marketing poster to be prepared
- c) Task Group members to approach likely participants to encourage them to attend
- d) Advance registration of attendance required
- e) Rutland Youth Council to be approached for support
- f) Evaluation paperwork to be prepared
- g) Architect to be booked
- h) Consider a youth input/lead for event
- i) Possible youth mini case study to open event
- j) Approach RCC housing/planning officers for needs data
- k) Attendance sheet to be prepared
- l) Food to be ordered according to numbers
- m) Football/Cricket/Sports Centre clubs to be approached to encourage the under 30s to register
- n) Geoff to be asked to approach Harrington and other relevant schools/academies ref students interested in architecture
- o) Ron to approach Uppingham School seeking interest from older pupils
- p) Target of 20+ young people attending to be pursued

10. Date of Next Meeting

Friday February 16th 2018 at 3pm in the Falcon Hotel

11. Any Other Business

None

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Notes of a Meeting of the E J Toon Housing Project Task Group Held on Friday February 16th 2018 in The Falcon Hotel

Present

David Ainslie, Edward Baines (Chair), Margaret Simpson, Ron Simpson Geoff Thompson, Janet Thompson

Attending by Audio Conference

Locality Consultant - Mick McGrath

1. Chair's Opening Remarks

Edward Baines welcomed everyone to the fourth meeting of the Task Group

2. Apologies for Absence

Graham Allison (on holiday) Mark Shaw (on business)

3. Declarations of Interest

Task Group member business, charity and community interests were noted.

4. Notes of a meeting held on Friday January 26th 2018

Agreed as a true record

5. Matters Arising

- a) Edward reported on the relevant content of a recent RCC Scrutiny Committee
- b) Ron tabled and reported on the RCC Housing and Homelessness Strategy 2017 – 2022. Agreed that a copy be circulated with these minutes
- c) Ron reported receipt of an offer of collaboration in the supply of subsidised solar electricity if the project goes ahead

6. Legal Matters

Following feedback on preliminary dialogue with legal advisers Anthony Collins it was agreed that the legal contract at this feasibility study stage of the project comprise of two parts at a total cost of £1k +VAT

- a) A Skype audio conference of up to one hour to be held with Sarah Patrice (Anthony Collins) or her representative commencing at 10am on Monday February 26th 2018. (Conference room booked) Mick to also join the meeting by Skype. The object of the discussion will be to share and clarify our housing qualification criteria and project objectives/concerns such that Anthony Collins can:-
- b) Prepare and forward written advice on the best form or forms of Trust or legal entity that might be adopted by the group to achieve the housing objective if the project feasibility study outcome proposes that the project should proceed to the next stage.

Ron to forward a copy of these notes to Sarah Patrice, to agree the price and content of the work to be undertaken, and to arrange the Skype conference for the agreed date.

7. Technical Matters

Ron reported on:

- a) The receipt of optional outline plans and site details from Michael Magri
- b) A delay in arranging a site/ground test (to be pursued with Michael Magri)
- c) Correspondence sent by Graham Allison to chase up site ground test quotations
- d) Correspondence from Michael Magri indicating that he would be replaced at the public participation event by another architect

Resolved that:- Ron chase up the ground/site testing work.

8. Under 30's Engagement Event

In discussion it was noted that:-

- a) The venue and hospitality were organised (DA/MS)
- b) The event had received excellent coverage on local radio and social media and in the local press (front page)
- c) Rutland Youth Council were sending two delegates
- d) Arrangements had been made for the use of the Partnership's Display Boards
- e) Local developers had offered display material
- f) IKEA housing/room displays might be helpful
- g) The structure of the event should be participative and founded on two or more groups
- h) A brainstorming element should be included, led by facilitators drawn from the Task Group (JT:MS:DA:RS: EB: GA)
- i) Most members of the Task Group are DBS cleared
- j) Uppingham and Harrington Schools had been advised of the event and participation encouraged (GT/RS)
- k) An order of events would be prepared and circulated for comment
- l) Transport would be required for the youth council delegates (RS)
- m) Participants should be encouraged to follow up their contribution by engaging with others (social media/school/work?) and respond to any future request for their views
- n) Age of attendees will range from late teens to 31.
- o) Some attendees may be interested in architecture as a future career

9. Date of Next Meeting

After the audio conference on Monday February 26th

10. Any Other Business

Mick advised the group on some of the issues relating to writing up the feasibility study and moving on to the next stage of the project

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UPPINGHAM FIRST Community Partnership

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Notes of a Meeting of the E J Toon Housing Project Task Group Held on Monday February 26th 2018 in The Falcon Hotel

Present

David Ainslie, Graham Allison, Edward Baines (Chair), Margaret Simpson, Ron Simpson

1. Chair's Opening Remarks

Edward Baines welcomed everyone to the fifth meeting of the Task Group

2. Apologies for Absence

Geoff Thompson, Janet Thompson and Mark Shaw

3. Declarations of Interest

Task Group member business, charity and community interests were noted.

4. Notes of a meeting held on Friday February 14th 2018

Agreed as a true record

5. Matters Arising

A formal agreement for legal advice in line with the budget has now been signed.

6. Legal Matters – Audio Conference

The formal part of the meeting was preceded at 10am by an audio conference with legal adviser Sarah Patrice, a Senior Partner at Anthony Collins. Due to technical issues here, Mick McGrath was not able to join the meeting by skype. During a one hour discussion

Sarah explored the Task Group's key objectives and jointly explored options on the way forward and the forms of legal entity that may be appropriate. Relevant issues included affordable housing planning criteria, Exception Site issues, sources of funding, rental, purchase and shared ownership, locked assets, the merit and drawbacks of charitable status and the issues raised by the Badley requests. Following agreement that Ron should consult further with the Badley family it was agreed that Sarah would prepare and forward written advice on the best form or forms of Trust or legal entity that might be adopted by the group to achieve its housing objectives. This advice would then inform the feasibility study.

7. Technical Matters

- e) **Ground Testing** – Graham Allison reviewed the list of testing companies forwarded by GSS architects and confirmed that he felt that there was sufficient data to proceed. It was agreed that Graham be authorised to progress the matter in consultation with Ron (ref budget) and arrange a suitable ground test by mid-March if possible
- f) **Water Works** – It was agreed that the Waste Water Authority be advised of the proposed development
- g) **Outline Planning** – It was agreed that, subject to satisfactory ground tests, an outline planning proposal for the project as an exception site be submitted
- h) **Architectural Design** – It was agreed that GSS had succeeded in stimulating debate on design and produced imagery that might now be made public. It was agreed that the task group had secured good value for money and that the invoice submitted by GSS be paid.

8. Under 35's Engagement Event

In discussion it was agreed that the event had been a great success and that the young people attending had given a great deal of helpful advice and opinion. A full report on the event is appended to these notes. Everyone involved was thanked for their attendance and participation. A number of companies and organisations had offered support on the day. Particularly valuable was

the participation of the Rutland Youth Council. Media coverage had been excellent. The possibility of a future youth housing conference was now under active consideration.

9. Date and Character of Next Meeting

Following discussion on how to move toward closure with the feasibility study, it was agreed that the next meeting of the group take the form of a daytime workshop in two parts, both to be facilitated by Mick McGrath. Details as follows:-

Date: Thursday March 22nd

Venue: The Falcon Hotel (Club Room)

Morning: 10am to 1pm – A series of exercises and discussions led by Mick McGrath moving the group toward closure on the feasibility study and toward the next stage of the project followed by lunch

Afternoon: 2pm - 3pm - Presentation and joint discussion with members of UTC on the project's next steps.

3pm - 3.30pm - Task Group analysis and determination of the way forward.

10. Any Other Business

Ron to meet with Gerald Badley and update him on developments, including the designs, and secure his opinion on the legal and technical options discussed for the Orchard site.

Copy to: UF Board and Social and Economic Partners

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Tel: 01572 495050 **Mobile:** 07710 328469 **E-mail:** rons@clara.net



UPPINGHAM FIRST Community Partnership

Chair: Robert Wills Vice Chair: Edward Baines Secretary/Treasurer: Ron Simpson BEM

Uppingham  Webcam

Review of Under 35's Housing Event Saturday - February 24th 2018 in Uppingham Cricket Club, Leicester Road

Objective: To Secure the Opinion and Preferences of Younger People on the Most Desirable Construct and Character of Affordable Homes for the 'Under 35s' planned for the Orchard site off Seaton Road, Uppingham, Rutland

Supporting Organisations, and Providers of Display Materials: GSS Architects; IKEA; Larkfleet Homes; Allison Homes; Stamford Community Energy; Ministry of Housing, Communities and Local Government; Locality; Rutland Youth Council

Documents Displayed and Debated: Studio and Apartment Options for the Orchard Site (GSS); Starter Home Design (DCLG); IKEA Conceptual Interiors; Larkfleet Group literature on help to buy, shared ownership and help to buy finance; Larkfleet First Time Buyers Regional Price List; Allison Homes designs.

Participants: Tom Jagger (GSS); Alex Thompson, Trinity Smith, Chelsea Clay, Leah Thompson, Will Wood, Abi Lovering, Ashley Smart, (Under 35s – apologies from two others at work); Edward Baines, Graham Allison, Margaret Simpson, David Ainslie, Janet Thompson, Geoff Thompson, Ron Simpson (Task Group)

Discussion Insights

Group 1

Trinity, Chelsea, Alex, Will (Youth Council), Margaret, Graham (Facilitator)

Group notes

1. Design to take account of Uppingham traditional buildings and not be too ultra-modern.
2. Provide high natural lighting levels
3. Provision of a garage, as opposed to a parking space, as an extra option to buy would be of interest to some.
4. Two internal design styles of most interest would be a studio, fully open plan living but more favoured being a flat with private bathroom and bedroom and the rest open plan.
5. Desire is to own rather than rent.
6. Community space discussed but only a laundry area was thought to be useful for shared facility.
7. A common area for social media, internet and study was suggested but some wanted more private space for this activity.
8. External community space for BBQ and social events would be good but hard landscaped rather than grassed. Possibly a roof top level option?
9. External storage requirements for waste disposal and maybe cycle storage needed.
10. Liked the idea of a defined site e.g. a walled boundary.
11. Some concern over whether the adjacent solar farm would create glare into the properties?
12. High speed broadband, internet etc. essential. Also still a requirement for telephone land line connection as well!
13. Internal design suggestions included mood lighting system using LED and not just the traditional standard ceiling lighting installations.
14. Serious consideration in design to be given for minimising sound transmission between construction elements within the flats and also out thorough entrance doors.

Group 2

Abi, Leah, Ashley Youth Council, Janet and Geoff Thompson (Facilitators)

The build & location & design:

To have individual homes (houses) terrace style with own front door. Did really like the idea of 'flats'. These should be 1 or 2 bedroom homes or a mix of both.

The homes should have long ceiling to floor heat retaining windows to maximise light and save on bulbs and give a very open feeling in the Lounge area, and windows ideally facing the open land.

To have the a gated (coded) entrance to the build for security and safety.

They liked the idea of it being on the edge of town to give it a rural feeling yet still close to town and in-keeping with the Uppingham lifestyle.

Suggested solar panelling, energy efficient, eco friendly with a natural and rural appearance eg. Brick built but with some external wood panelling. (Solar panelling to raise funds and off set maintenance fee).

Shared space should be a patio with chairs not a lawn.

Very important to feel that they are on the 'housing ladder' and contributing to 'buying' their first home and not just 'renting'. Didn't like the idea of a 'caretaker' or 'site manager'.

Interior:

To have open kitchen/lounge/dining & study area but bedroom and bathroom must be separate and closed off to allow privacy and a cosy feel to the home

Shared space:

Very definite that they wanted independence and not shared living space for lounge area, it must not be like University accommodation. Although good idea to have a shared space in the entrance area.

Shared space suggestion would be to have a flat roof and access to a 'roof garden' with seating etc.

Shared space suggestion to have a communal Gym built on stilts above the parking area.

Other Notes:

Queried the policy of under 30s and who should live there and what the criteria should be. Worried that you would get thrown out when reach 30. But thought it a good idea as a starter home to be able to live there until their natural circumstances change and they need to move on, then the home could be offered to another young person to give them the opportunity to get on the housing ladder.

Unsure about part/co ownership of the apartment.

Above all they all agreed that they would want to be buying not renting and it must be built for independence.

Tom Jagger – Architect – Post Event Comments

"I think Saturday's meeting went really well, as promised please see below a summary of what I believe the consensus from the session was:"

The Brief

- Typology – open plan apartments preferred by most, possibly some studios
- Communal areas – the following were considered to be beneficial:
 - A gym
 - Low maintenance garden/BBQ area
 - Possibly a laundry
- Building Appearance – Modern but using local materials to reference the history of Uppingham
- Externals – (other than the garden above)
 - parking very important including for visitors
 - Possibly being gated would be beneficial
- Sustainability – Very important to young people, ideally zero carbon or carbon negative, possibly passivhaus

Comments on GSS drawings

- Elevations of studios (with repeating masonry columns) preferred
- Consider using space over parking

Additional Observations from Task Group Team:-

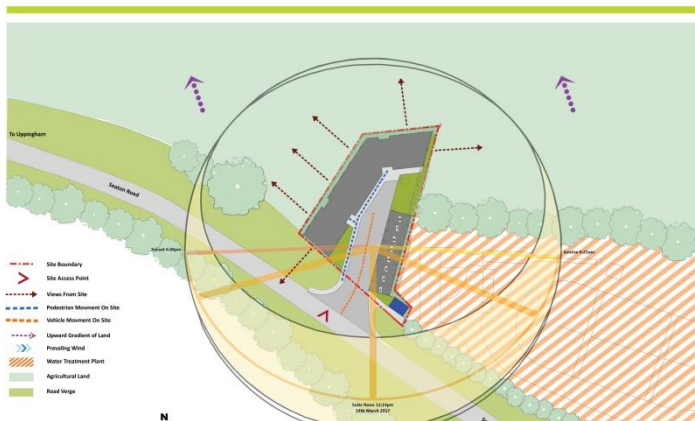
- Site was seen as a desirable place to live for younger people
- Additional infrastructure would be required
- Ownership, full or part, preferred to rental
- Youth Council reps agreed to put key question to a wider audience
- A very worthwhile morning in which we learned a lot

Questions for Youth Council Consideration

1. If affordable, would most young people prefer to own rather than rent?
2. What is the 'youth view' on shared ownership?
3. What are the key features of a dwelling built specifically with younger people in mind?
4. Would there be interest in a county wide Youth Housing Conference?

Photos and Plans

05/02/2018



HOUSING the Under 30s

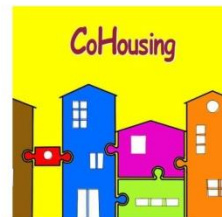
Saturday February 24th - Uppingham Cricket Club

11am: Welcome
& drinks



11.05am: Who are we and why are we here? - A quick run round the groups

11.20am: Small Group Work - The homes we under 30s would like to see built - What would they look like? What would be in them? - What would be different? Shared space? Green space? Environmental issues?



12noon: Feedback from the groups

12.15pm: An architect's thoughts for the Orchard site

12.30pm: Feedback to the architect over a sandwich lunch

12.50pm: Using social media and work/school based discussion to widen feedback and gather others views



12.55pm: The next steps for the under 30s housing project - How to stay involved.



Not booked in yet? E-mail rons@clara.net or text 07710 328469 to reserve your place



Permission requested from participants to publish this group photo

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UPPINGHAM FIRST Community Partnership

Chair: Robert Wills Vice Chair: Edward Baines Secretary/Treasurer: Ron Simpson BEM

Uppingham  Webcam

Notes of a Meeting of the E J Toon Housing Project Task Group Held on Thursday March 22nd 2018 in The Falcon Hotel

Present

David Ainslie, Graham Allison, Mark Shaw, Margaret Simpson, Ron Simpson, Geoff Thompson

Guest Facilitator

Mick McGrath, Locality Consultant.

1. Chair's Opening Remarks

In the absence of Edward Baines, Ron welcomed everyone to the sixth meeting of the Task Group

2. Apologies for Absence

Edward Baines (Chair) and Janet Thompson

3. Declarations of Interest

Task Group member business, charity and community interests were noted.

4. Notes of a meeting held on Monday February 26th 2018

Agreed as a true record

5. Matters Arising and Action Update

- a) Ron reported on a very positive meeting with the Badley family and the receipt of further material revealing the planning history of the orchard site. It was noted that the nearby waterworks was built adjacent to the orchard site after the orchard was purchased for domestic use by Mr Toon's father. This was legally significant as the waterworks site would appear to be required to be compliant with environment protection legislation and any protection zone required to be on the Water Authority's own land. The well documented appeal decision of a planning inspector on a previous application for development on the orchard site was also thought to be most helpful to the aims and objectives of the proposed trust
- b) Graham Allison was commended for the excellent site testing material he had prepared and it was agreed that this should form part of the next stage of the project
- c) It was noted that the commissioned legal advice document on corporate structure and desirable governance models had not yet arrived and it was agreed that this document be the subject of discussion at the next meeting of the task group
- d) It was noted that contact had been made with Anglian Water with regard to a waste water connection for the site.

6. Workshop led by Mick McGrath of Locality

During the next two and a half hours Mick led task group members through an on screen and flipchart board exercise to create a strategic plan for the project and clarify its mission, aims, objectives and core values. As part of the discussion it was agreed that the proposed trust be named the Badley Orchard Housing Trust. A graphic of the morning's outputs is appended to these notes.

7. Presentation and Joint Discussion with Members of Uppingham Town Council

The Task Group was advised that all members of UTC had been invited to attend this session and on behalf of the project Mick McGrath welcomed Town Mayor Alec Crombie MBE and councillors Casewell, Edwards, Jones and Rees. During the hour that followed, Mick provided a resume of the project to date, circulated draft plans for the Orchard site and outlined the aims and objectives of the proposed new independent Badley Orchard Housing Trust.

In subsequent discussion a range of questions on related issues were addressed and council colleagues advised that UTC would be forwarded a copy of the project's Pre-Feasibility Study Report to be prepared for Locality. This would include an opportunity for further participation in the project.

8. Task Group Round Up

It was agreed that the UTC briefing meeting had been productive and well received (See subsequent note received from Cllr Miranda Jones). It was agreed that a further meeting of the group be called once the written legal advice had been received. It was further agreed that the required Pre-Feasibility Study report be prepared for Locality in draft form by mid April and then considered by the group. Finally it was agreed that all financial accounts be brought up to date and the required financial return be submitted by Uppingham First.

9. Date of Next Meeting

To be agreed with the chair and circulated. Mick McGrath to join the meeting by video conference.

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Tel: 01572 495050 **Mobile:** 07710 328469 **E-mail:** rons@clara.net



Graphic Summarising Decisions Made in Locality Workshop

Strategic Plan 2018-2021

Badley Orchard Housing Trust

Our vision is to build and manage quality affordable housing for young people of Uppingham area

Our Mission is to provide and manage quality affordable housing for the young people of Uppingham and its hinterland who have local ties

Aim 1: to Build affordable housing to increase & improve housing stock

Objectives

- To build up to 10 units on the Orchard site
- Explore other affordable housing opportunities

Aim 2: Work in partnership with other land owners to bring forward more affordable housing

Objectives

- Source additional partners
- To encourage statutory authorities to use CIL for further affordable housing

Aim 3: to develop a self sustaining housing trust

Objectives

- Creation of a trust model
- Develop good and inclusive governance
- Manage an enterprising and sustainable trust
- Ensure succession planning

Aim 4: to create an exemplar housing project to inspire other local groups to follow

Objectives

- Provide tangible examples of good practice/delivery
- Promote local employment opportunities and businesses

Our Values: Aspirational, helping hands and doing the right thing

Feedback from meeting with UTC members

Dear Ron,

Thank you for the invitation to the meeting today. Please pass on my congratulations to all involved so far in the project to deliver affordable housing. I was hugely encouraged by all I heard and for what it is worth you have my support.

Cllr Miranda Jones 22.3.2018

Latest Evidence Base Request

Good morning,

Are you able to provide me with any information in regards to the under 30s housing project. I'm a young mum living in uppingham and have just seen a notice about this on the uppingham first website.

Many thanks,
Miss M G 22.3.2018

UPPINGHAM FIRST Community Partnership

Chair: Robert Wills Vice Chair: Edward Baines Secretary/Treasurer: Ron Simpson BEM

Uppingham  Webcam

Notes of a Meeting of the E J Toon Housing Project Task Group Held on Tuesday April 10th 2018 in The Falcon Hotel

Present

David Ainslie, Edward Baines (Chair), Margaret Simpson, Ron Simpson, Geoff Thompson and Janet Thompson

Locality Consultant (via Skype)

Mick McGrath.

1. Chair's Opening Remarks

Edward Baines welcomed everyone to the seventh meeting of the Task Group

2. Apologies for Absence

Graham Allison and Mark Shaw,

3. Declarations of Interest

Task Group member business, charity and community interests were noted.

4. Notes of a meeting held on Thursday March 22nd 2018

Agreed as a true record

5. Matters Arising

None

6. Review of Legal Advice

Following a brief discussion it was agreed that the written legal advice prepared by Sarah Patrice was clear and precise about the recommended form of legal construct to be pursued. The proposed housing trust should form and register as a Community Benefit Society (CBS).

7. Planning and Water Authority Matters

Following a review of the previous planning decisions on the site, and the now very different surrounding environment created by the Solar Farm, it was agreed that:-

- a) Pre-advice and outline planning permission should be sought for the site from RCC

- b) The water authority be engaged to secure a satisfactory pollution free environment for the project noting that ownership of the site by the Toon family pre-dated the construction of the water works
- c) Uppingham N Plan Committee be invited to bring the site within the planned limit of development in an updated Neighbourhood Plan

8. Feasibility Study Report

It was agreed the main sections should be:-

- a) Intro, background and objectives
- b) Research and Public Consultation
- c) Methodology and action taken
- d) Recommendations
- e) The Case for a Feasibility Grant Application
- f) Appendices and Workshop Reports

It was further agreed that the report to be distributed in draft form to Task Group members and then published in its final form.

9. To Note the Final Schedule of Payments

It was agreed that all accounts be settled and the appropriate online report made to Groundworks and Locality.

10. Date of Next Meeting

It was agreed a further meeting be held in about a month following the publication of updated Locality grant procedures for April 2018 onward.

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UPPINGHAM FIRST Community Partnership

Chair: Robert Wills Vice Chair: Edward Baines Secretary/Treasurer: Ron Simpson BEM

Uppingham  Webcam

Notes of a Meeting of the E J Toon Housing Project Task Group Held on Tuesday September 11th 2018 in The Falcon Hotel

Present

David Ainslie, Edward Baines (Chair), Margaret Simpson, Ron Simpson, Geoff Thompson and Janet Thompson

1. Chair's Opening Remarks

Edward Baines welcomed everyone to the eighth meeting of the Task Group. It was agreed that Tuesdays would be avoided for future meetings to enable Graham's attendance.

2. Apologies for Absence

Graham Allison and Mark Shaw

3. Declarations of Interest

Task Group member business, council, charity and community interests were noted.

4. Notes of a meeting held on Tuesday April 10th 2018

Previously circulated and agreed as a true record

5. Matters Arising

None

6. New Housing Funding

The Homes England Community Housing Fund (CHF) Prospectus (circulated to Task Group members together with the application process) was launched on the 2nd July 2018. It confirms the government is making £163 million available across England through the Community Housing Fund (CHF) up until March 2020. This offers a significant opportunity for community organisations such as the proposed Badley Community Benefit Trust to grow and realise its aspirations to meet local housing needs for the under 35s.

The CHF is split into two phases. Only the first phase was launched with the Prospectus. It includes revenue funding for capacity building and pre-development costs as well as capital funding for infrastructure costs which will support community-led housing. Capital funding to support the costs of building, converting or refurbishing community led housing will be covered in the second phase of the initiative.

Homes England is now inviting applications from groups for the revenue funding. Eligible organisations include registered charities, companies limited by guarantee, community benefit societies, community interest companies and other organisations operating as social enterprises. Local authorities and Registered Providers may also apply and community organisations can also ask them to do so on their behalf. Funding will also be available to local authorities who wish to support community organisations looking to develop community led housing, for example, through advice services.

The revenue grants are to help groups cover the costs of 'project-specific activities' that will support the development of community-led housing. This includes the costs of group capacity building, professional fees, e.g. for feasibility or design work, and costs related to planning applications and business planning.

7. Resume of Activity to Date

Supported by the draft project report, Ron provided a comprehensive review of action taken to date. In recent weeks he had attended a Locality event in London on community led housing and the new funding opportunities and support now being offered by government. It was now possible for the task group to move forward, form a trust and perhaps seek recognition as a community led housing provider.

8. Feasibility Study Project Report

Following extensive discussion it was:-

Resolved: That the draft report was comprehensive and that the actions agreed at (and the notes of) this meeting, form the final component of the Feasibility Study Report prior to publication. The report could then inform any application to the CHF and Locality for further support to create a charitable trust and build affordable community led housing for the under 35s in Uppingham.

9. Action Plan

The following actions were agreed:-

- a) Ron to meet Gerald Badley to agree hand over of land to the new Trust and beneficial arrangements applicable to the orchard site. Also to ascertain the land's value.
- b) In consultation with Geoff, Ron to obtain legal quote from Locality approved solicitors to create the Badley CBT, execute the land transfer and advise on the application of VAT
- c) Ron to contact CHF and Locality to open door for a CHF application to build 'workers cottages'
- d) David and Geoff to prepare a draft financial bid to the CHF for consideration at the next meeting
- e) Graham to be invited to act as technical and planning lead for the Trust and the Orchard site, constructing in consultation with David/Geoff/Ron, the infrastructure and technical elements of the CHF bid and planning application for the Badley Orchard. Note that CHF bid may need to encapsulate Anglian Water/Environment Agency infrastructure improvements/requirements for site
- f) That the present task group members together with Gerald Badley be invited to become the founding trustees of the new Community Benefit Trust
- g) Contact to be made with the Environment Agency and its support sought for appropriate environmental standards on the orchard site
- h) Contact to be made with the landowners of the site adjacent to the orchard
- i) RCC to be engaged through the Chair to see what support can be given to the CHF application and the new Trust's affordable housing mission

Suggested additional Trust/project leads are Education and administration - Margaret; Community wellbeing and liaison – Janet; IT and Technology – Mark; RCC and Planning Liaison – Edward.

10. Date of Next Meeting

Friday October 12th at 2pm in The Falcon Hotel.

Copy to: UF Board; Social and Economic Partners

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Appendix B
Saffron Lane Visit Notes

Uppingham First visit to Saffron Lane 13/12/17

Purpose of meeting

The visit to Saffron Lane was arranged as part of support through Community Led Housing programme support with a focus on learning about community led housing approaches and to consider options.

Task group - Christine, Mark, Ron, Margaret and Jeff. Also Neil from Saffron Lane and Mick from Locality

Discussion overview

UF got involved in housing by accident to address unaffordability and retaining young people in area issues

Did not choose site but a case of the opportunity that has been presented to them

UF considering all options one of which is a possible land swap but most likely a housing scheme on bequeathed site

They have a Neighbourhood Plan which going to update - should not take long to do as an update and can mobilise the community to get support for an extension to permitted development boundary

Idea of housing on site but a single build with a number of contained units reflecting the scale and location of the site

Have architect in place, possible prefabrication - lots of experience of student design

UF were interested in hearing about legalities - conditions of tenure, relationship with LA, build cost, how identify need in Saffron Lane scheme

Saffron Lane had no experience of housing provision but wanted to try despite a number of challenges and people/organisations not encouraging them. Challenge of dealing with a myriad of Leicester City Council departments wanting a range of conditions - housing, planning, highways - long time to get through agendas and often contradictions

Housing scheme was £6m - Eco housing scheme

Got ownership of land as a registered charity to build social housing

Could have a local letting policy through social housing via RSL - could be through distance, unofficially it is about who most likely to be able to pay and be good tenants

Where borrow funding from can result in extra scrutiny for lettings policy,

Uppingham could use town boundary as a way of identifying young people

UF were advised due to size of space likely to need shared spaces - social housing tenants often don't like as can lead to range of conflicts so need to think carefully about this

Need to build in fewer problems to design of housing

Idea of self-contained flats - but need to identify what mean by young people - is it families or single yp?

Need to have long term management plan - dealing with maintenance and responsibility, rent affordability approach

Need long term approach and considering 40 years ahead

Neil did some calculations based on 1 bed unit - £86 per week can then do borrowing calculations, possibly borrow from LA who can borrow at 1%, grants sources HCA - might lend up to 60% of what required, but will be a number of conditions such as Homes for Life standards, need to think about all costs including back room management cost. Can also borrow from Right to Buy receipts from LA can lend up to 30%

Get further quotes from Neil – Neil to send

Need right organisational structure to benefit from grants – need to consider the right type of model based on what UF want to do. For example, set up a Community Benefit Society if want to do a community share offer

Saffron Lane charity just own the land and earn an income from this with RSL paying a long term leasehold. But RSL build to stock specifications required by Saffron Lane.

It was suggested that East Midlands Homes have a target of 900 units to build in next 1-2 years who could step in and do the build and management – Neil can provide some contact details. This option provides much less responsibility and also liabilities for UF

Careful on complex technical Eco schemes as technology often unreliable - go with good insulation and thermal standards

The UF project will need to consider parking/bin stores on level area to deal with slope

Learning from Saffron Lane - ensure space used effectively, tenants need to understand passive energy approach to get benefits, missed out on solar panels, control of design so smart design, important to be part of the design process

Use of design modelling to ensure meet the requirements potential tenants have – planning for real approach

Tenancies start with a short term and if no problems move to a longer term - SL has an active approach to support tenants so they pay rent before in crisis

Insurance policy up to 1k to cover damage and other aspects

UF has an idea of rental having a pay back to help people save for a deposit at end of agreed period - can explore

Recognise LAs are very risk averse

Power and water connections were very significant costs

Look at Lilac model in Leeds - have a different ownership approach could be worth exploring

Need policies and procedures - explore what will be required based on what want to do

Pro Bono through Business in the Community in Leicestershire contact to see what other additional property professional support could access - Neil

Neil provided a number of issues to consider

Meet thermal standards rather than rely technology which unreliable

Design needs to be factored in - to get the right type of layout

Need to be clear there is demand for what proposing -

<https://rutlandcounty.moderngov.co.uk/documents/s7943/40-2017%20Housing%20and%20Homelessness%20Strategy%202017-22%20App%20A.pdf>

Be clear on affordability

Can put in restrictions re letting approach

Get an RSL to do the build and manage properties but charge a land rent of some sort to provide some control and legacy

Clear on governance structure

Be clear on motivation and if only planning 1 scheme probably best to pass on to RSL to build and manage

Can UF get prudential borrowing if required from Local authority?

Talk to RSLs to get ideas of opportunities and time scales



Task Group Briefing on Leicester Visit by Saffron Lane Project Leader

Appendix C

Orchard Site Assessment - Ground Study

Site conditions and brief	Task description	Comments	Cost proposal (ex VAT)	Estimated timescales
<ul style="list-style-type: none"> Published geological maps indicate local topography formed in Whitby Mudstone Formation deposits typically comprise clay. Published records indicate the site has remained vegetated. A sewerage treatment works lies just off the eastern site boundary. New two storey residential development proposed. Until an intrusive investigation is carried out it is difficult to advise on foundations at this stage. Investigations include contamination testing and risk assessments to satisfy building regulations, NHBC and inform a preconstruction health and safety file, and with a view to support a planning application of if planning granted possibly discharge planning conditions. Soils unlikely to be permeable Based on the EA web site the site is remote from any landfilling thus the development unlikely to be affected by landfill gases. This will be reviewed following on site investigations, and landfill gas monitoring may be required at an additional cost (considered unlikely) 	<ul style="list-style-type: none"> Obtain up to date statutory undertakers records. 	May take up to 10 working days	£150	Site work within 8 working days
	<ul style="list-style-type: none"> Allow one day on site with driven tube sampler forming 100mm diameter boreholes. Includes in-situ testing, logging and sampling. Produce risk assessments in relation to chemical and gaseous contamination initially based on desk study (supplied) information and later supported on site observations, and laboratory testing. Lab testing to include measurement of concentration of common chemical contaminants and screening for asbestos. Lab testing to include classification of soils for foundation design and buried concrete to BRE SD1 Report provides advice on foundation solutions. Investigations exclude any borehole investigations if piling required (subject to receipt of laboratory testing) 	Assumes 1 day on site.	£4,530	Final report 5 weeks from completion of fieldwork
	<ul style="list-style-type: none"> Excluded costs for classification of soils for offsite disposal 	Will advise following site work		

Notes

- Investigation under control of Chartered Engineer with 30 yrs+ of experience investigating contaminated sites and establishing foundation solutions (Geotechnical specialist) with investigations on site supervised by experienced (graduate qualified) geo-environmental engineer.
- The investigations outlined in this proposal would constitute a 'Preliminary Investigation' as defined in BS EN 1997-2:2007. While the preliminary investigation will be planned to gather as much information on ground conditions as possible, uncertainties may remain following the investigations, for example due to unexpected and/or difficult ground conditions. As development plans progress, it may also become necessary to gather information on ground conditions outside the scope of the preliminary investigation. A further phase of intrusive investigation, defined as 'Design Investigations' in BS EN 1997-2:2007, would be necessary to address these uncertainties.
- Terms and conditions of engagement attached.
- Cost schedule attached

Cedar Barn
White Lodge, Walgrave
Northamptonshire
NN6 9PY

t: 01604 781877
f: 01604 781007
e: mail@soiltechnics.net
w: www.soiltechnics.net

Graham Allison Notes

I have spoken to Ross Carrington the Geo-environmental engineer at Soiltechnics earlier this week and have since received the quotation for the ground investigation which is attached is for your consideration.

I suspect it is more than you were expecting but it's about where I thought it would be. It is a detailed quote on a pro forma schedule type of document showing the areas of work but just pricing only the element required for our requirements.

The full report will also include information for the future foundation designs as well as confirm the existing geology.

In order to carry out the borehole drilling they need to have records of the utility services that exist on or nearby the site and they have included for obtaining that prior to commencing if instructed. This will be useful if the development goes ahead for other construction purposes as well.

The timescales are indicated in the right hand margin on the front summary page.

Appendix D
Architectural Ideas and Designs

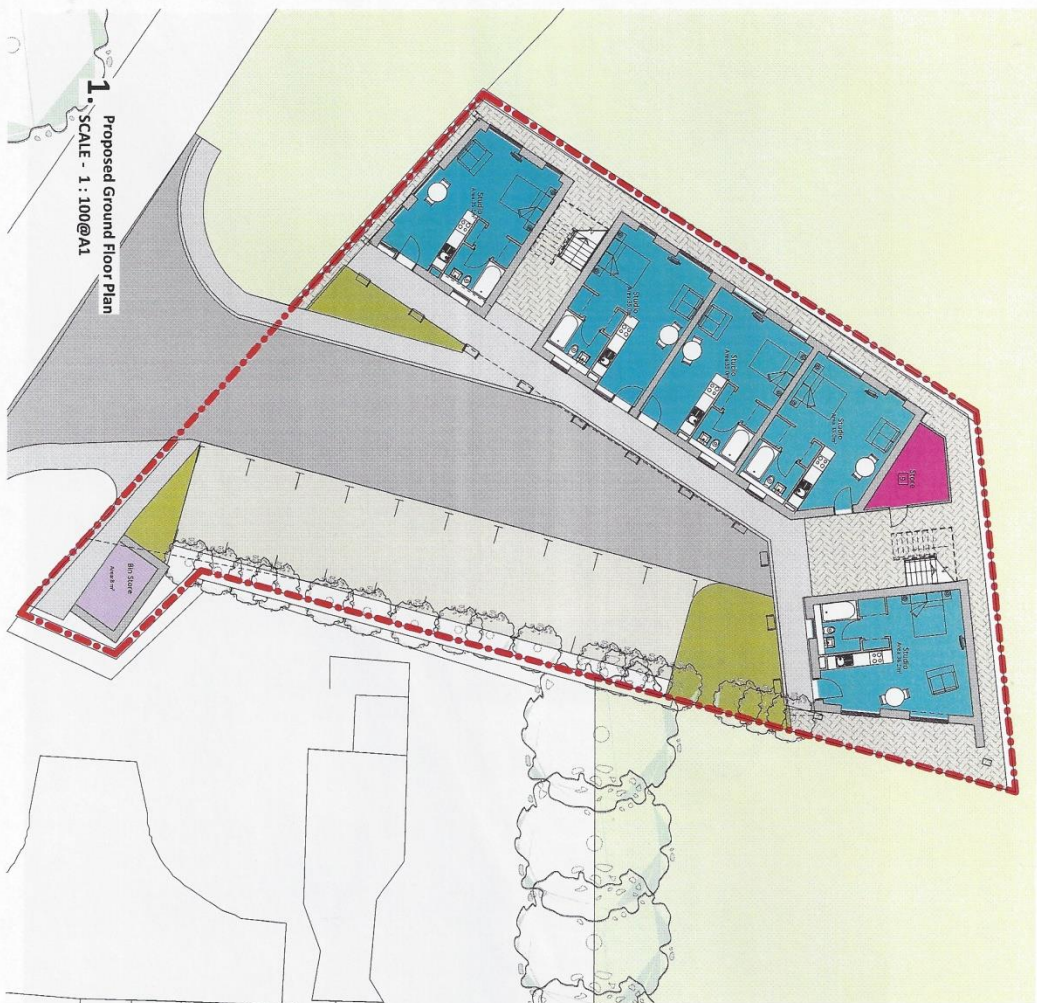
25/01/18



1:2500 @ A3

Uppingham_Rutland
(SK)00 - Site Location Plan





Schedule of Areas

Ground Floor	
x 35sqm 1 level studios	
GVA - 135sqm	
First Floor	
x 35sqm 1 level studios	
x 1 store 3sqm	
GVA - 135sqm	
Total GVA - 384sqm	



05/02/2018



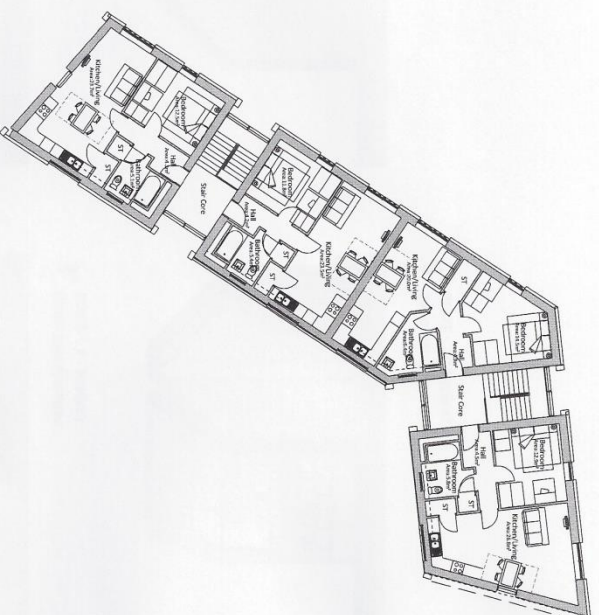
Uppingham_Rutland
(SK)003 - Perspective View_Studio Render

25/01/18



**Uppingham Rutland
(SK)04 - Proposed Floor Plans- Apartments**

1. Ground Floor Plan
SCALE - 1:100@A1

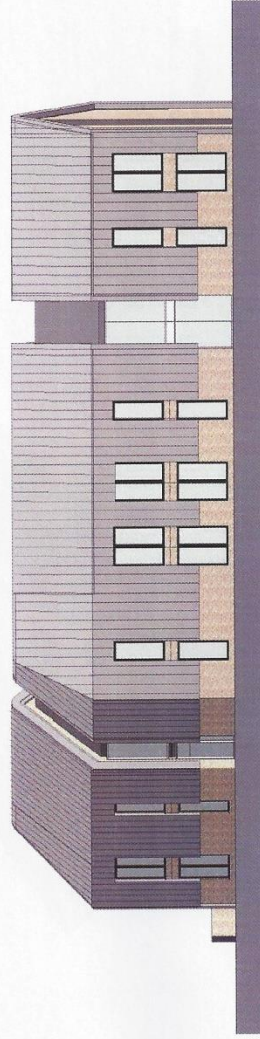


2. First Floor Plan
SCALE - 1:100@A1

Schedule of Areas	
Ground Floor	
4 x Skopn 1 Bed Apartments	
2 x 150sqm Solar Core	
First Floor	
4 x Skopn 1 Bed Apartments	
2 x 150sqm Solar Core	
Total GFA- 465sqm	



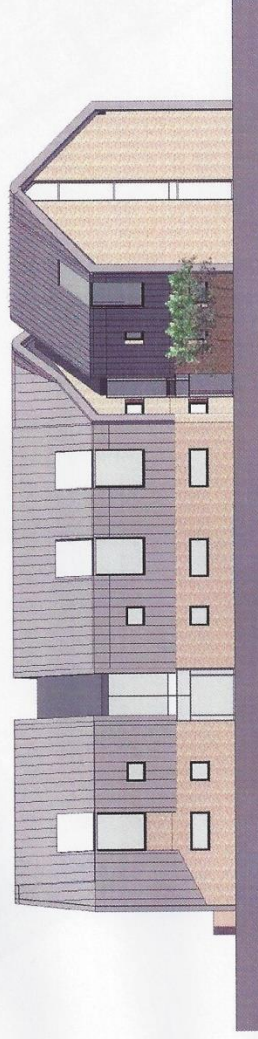
25/01/18



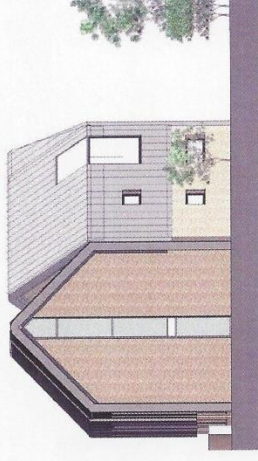
1. North West Elevation
SCALE - 1 : 100@A1



3. North East Elevation
SCALE - 1 : 100@A1

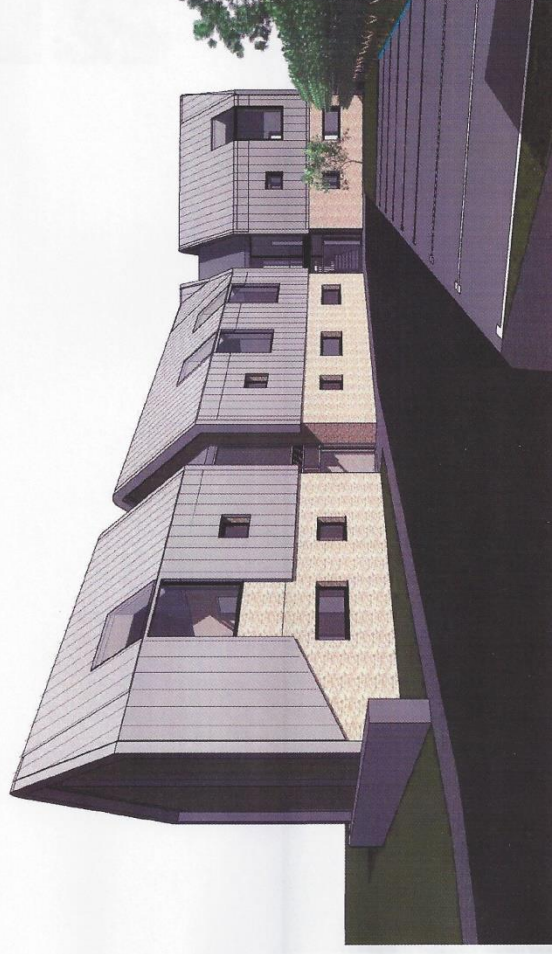


2. South East Elevation
SCALE - 1 : 100@A1

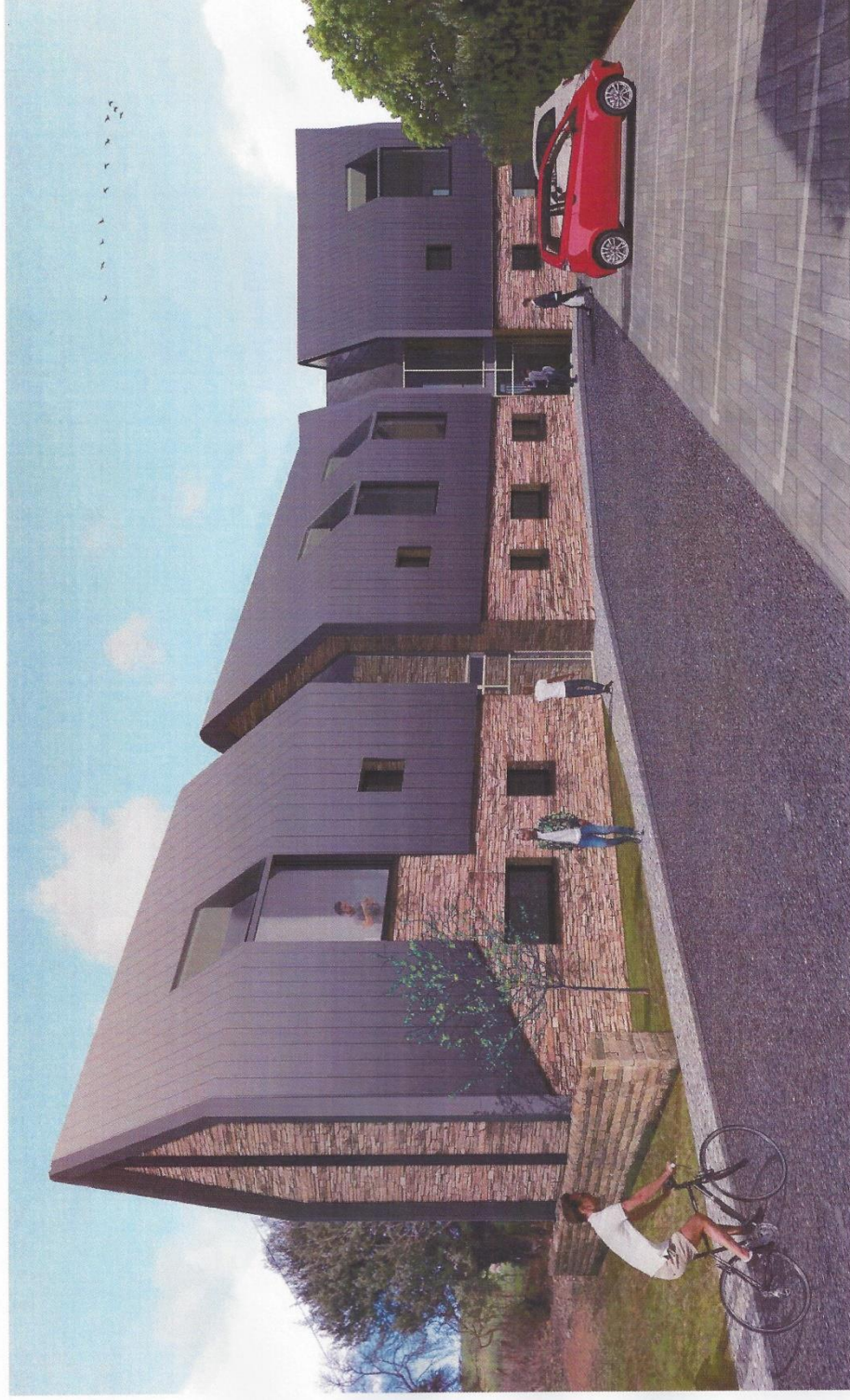


4. South West Elevation
SCALE - 1 : 100@A1

25/01/18



Uppingham_Rutland
(SK)06 - Proposed 3D Views_Sheet 1- Apartments



Uppingham_Rutland
(SK)08 - Render- Apartments

Appendix F

Housing Trust Governance Report – Legal Options

GOVERNANCE OPTIONS REPORT IN RESPECT OF THE ORCHARD SITE, UPPINGHAM

UPPINGHAM FIRST

22 March 2018

Anthony Collins
solicitors

Read the full report at

www.uppinghamonline.co.uk

Governance options report in respect of the orchard site, Uppingham

Anthony Collins
solicitors

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