

## **Note of Meeting with Yarlington - 9 December 2015**

**Paul Damen - New Business Development Manager**  
**Sarah Davies - Communities Manager**

### **Simon Williams Footprint Futures for East Coker Parish Council**

#### **Key Points**

- Funding arrangements for Housing Associations are changing all the time and new information on the latest government changes is currently awaited.
- The usual split for affordable and market housing on exception site in South Somerset is 65% 35%.
- Government policy is moving away from provision of rented housing and 50/50 rented shared equity is usual, with in future likely to be 33% each rented, shared equity and Starter Homes.
- The 1% reduction in rents cumulative over 4 years will reduce ability to borrow secure mortgages and develop sites
- For future bidding for schemes, HCA are now only funding shared equity schemes rather than rented, although the current programme of commitments is secure in the 2015-18 programme. Subsidies average £30-35k per plot.
- For shared equity housing staircasing in villages is usually capped at 80 % although there is no cap in urban areas. However most shared equity is at around 30%.
- With regard to East Coker, Yarlington have a stock of houses in the villages, all of which are let.
- Across the whole of their estate there is now less demand for 3+ bed units due to the empty room tax although many families need to look ahead to their family needs in 4-5 years and this situation will encourage more moving of homes than might otherwise be the case.
- Most demand is therefore for 2 and one bed roomed homes.
- For the villages strict local needs criteria are applied although there is a 'cascade' system if there is no immediate local demand at the time of letting, as is normal practice.
- Community Land Trusts are encouraged and they can secure start up planning grants from the HCA
- Yarlington speak to Parish Councils when planning development and happy to engage when letting properties re local needs issues
- Being on the waiting list is critical and in Somerset is run by **Homefinder Somerset**
- Yarlington offered to provide information about demand in the villages and also details of rents and starter home values taking account of the 80% of market value costs & discount
- In principle Yarlington are very interested in discussing the potential for further homes in East Coker as they already operate in and close to the area.

**Simon Williams**

**Footprint Futures – Planning & Regeneration**

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