



BGP CLT News



AGM 2019

The 2019 AGM of Broadwindsor Group Parish Community Land Trust will take place in Drimpton Village Hall on **Monday, 18 March 2019** starting at 7.30pm. All Members are invited to come along to hear the latest update and vote for new Board members. This year's guest speaker is Louise Lote of Yarlinton Housing Group. We look forward meeting you all for an informal chat over a cup of tea.



Company incorporation

BGP CLT was incorporated under the Financial Services Authority in May 2016. Three interim Directors were appointed from within the Steering Group: David Leader (Chair), Jacqui Sewell (Treasurer) and Sheila Hawkins (Secretary). These positions were confirmed at the CLT's AGM in November 2016.

Note from the Chair - David Leader

This past year has in many ways been frustrating in that the legal agreements that need to be in place between the landowner, the Housing Association (Yarlinton Housing Group) and the Community Land Trust have taken so long to complete. At the time of writing they have still not been finalised but we do seem to be edging closer to a tripartite agreement that everyone is happy with. I am not defending the slowness of this process but, having followed and contributed where appropriate, I do understand why these matters are slow and laborious. The legal agreements when finalised will control every aspect of this small development and the relationship between the landowner, CLT and Housing Association.

This project will cost several millions of pounds, and everyone involved in its development is determined that it will be built to the highest environmental standards which will also mean that running costs for residents will be kept to a minimum. We also wish to ensure that the houses are aesthetically attractive and the site is configured in a way which makes it enjoyable for the residents and the development is a pleasing addition to the local community.

We have spent a long time considering the landscaping aspects of the site. The inclusion of some perimeter banking topped by tree and shrub planting will not only make the area environmentally very attractive, but will also minimise the visibility of the development.

As always I would like to thank the Board of the BGP CLT for their commitment, energies and insightful contributions. Their collective determination to make this worthy project happen is a great credit to our community. To the wider Membership, thank you for your continued support. We look forward in the coming year to receiving your thoughts and ideas as we move forward. We want to grow the collective discussion and look at new areas in which the CLT as an organisation could become involved.

Powerstock & District CLT - new homes at Forge Orchard



(Image courtesy of PDCLT)

Nine new affordable homes in Powerstock were handed over to Powerstock & District CLT towards the end of February, with tenants moving in straight away. Powerstock & District CLT has been working on this project since 2013, and the houses have been developed in partnership with Hastoe Housing Association and architects Etchingham & Morris. More information is available on their website at pdclt.co.uk/affordable_housing



Dorset Home Choice Housing Register

To be eligible for the affordable homes proposed by Broadwindsor Group Parish CLT you must apply to join the Dorset Home Choice Housing Register. You can do this using the online application form at:

homechoice.dorsetforyou.gov.uk

Lyme Regis Community Land Trust wins prestigious National CLT Goose Award ... in the 'People Powered Homes' category



Garmans Field housing development at Timber Hill, Lyme Regis was created by the Lyme Regis CLT in collaboration with Yarlington Housing Association. It comprises fifteen one, two, three and four bedroom houses and apartments in a beautifully landscaped setting which sits sympathetically within the natural landscape. Community space and plenty of off road parking have been provided. Built by C.G Fry, standards are high and the finish is attractive and well thought out. The majority are for rent with one or two part buy/part rent properties.

Just as the inspiration for the formation of the Broadwindsor Group CLT was to do something about the shortage of affordable housing in the Broadwindsor Parish, so was the Lyme Regis CLT formed to address this problem in the Lyme Regis area. We visited this project just before the houses became occupied and have seen with our own eyes the high quality build and finish of these properties. It certainly deserves this award and we congratulate all those involved in the project.

This bodes extremely well for our own project in Drimpton where a great deal of discussion between Yarlington and the Broadwindsor CLT has ensued to ensure quality of build, materials, landscaping; consideration of ecological and green factors; inclusion of positive visual impact on the local environment and many other issues. We are very excited and look forward to its completion and to welcoming new occupants to the village.

Lesley Tibballs

What could we do next?

Take part in shaping your community and add your ideas below. Leave your name and contact details if you wish.

PLANT A
COMMUNITY
ORCHARD FOR FRUIT,
CIDER PRODUCTION
etc.

SET UP LIGHT
INDUSTRY
PROJECTS TO CREATE
EMPLOYMENT FOR
LOCAL PEOPLE

MORE
AFFORDABLE
HOUSING IN THE
PARISH

SET UP AND
MANAGE SKILLS
SWAP WORKSHOP
AND REGISTER

I'd like

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Please bring your ideas to the AGM on Monday 18th March or send to Lesley Tibballs at Hazel Cottage, Crewkerne Road, Drimpton, DT8 3RG.

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Did you know?

- ◆ There are now 290 CLTs in England and Wales.
- ◆ The largest CLTs have over 1,000 members each.
- ◆ The CLT model is an import from the USA where there are over 240 CLTs.
- ◆ The first CLT "New Communities" was created in 1969.
- ◆ The Wessex CLT Project has to date worked with around 50 CLTs across Devon, Somerset and Dorset....
- ◆ and Wessex CLTP has worked or is currently working with 10 CLT projects in West Dorset

Wessex Community Land Trust Project

BGP CLT Board Members:

- David Leader (Chair)
- Jacqui Sewell (Treasurer)
- Sheila Hawkins (Secretary)
- Ken Banks
- Nick Bellorini
- Steve Chubb
- Philip Coltart
- Lesley Tibballs

Contact emails:

- Sheila Hawkins: 11esgh528@gmail.com
- David Leader: westhillhousecottages@gmail.com

Website:

www.broadwindsorgroupparishclt.org

Update from the National CLT Network

The National CLT Network is the official charity supporting Community Land Trusts in England and Wales.

The National CLT Network provides funding, resources, training and advice for CLTs and work with Government, local authorities, lenders and funders to establish the best conditions for CLTs to grow and flourish.

The National CLT Network has worked alongside three other housing charities to launch Community Led Homes - a brand new Government-funded community led housing programme which will provide funding, training and specialist advice.

Community led housing is a way that people can come together to solve their own housing challenges and provide high quality and affordable homes. It is estimated that the sector will build and renovate over 5,000 homes in the next five years.

The Ministry of Housing has committed an additional £6m to the sector, supplementing the £163m Community Housing Fund which was launched by Government last year.



Broadwindsor



Drimpton



Seaborough



Burstock



Kittwhistle



Blackdown