



BGP CLT News



Note from the Chair - *David Leader*

As you will know, our planning application for 15 affordable homes was reviewed by the Dorset Council planning committee in August. I am delighted to tell you that it was unanimously approved, subject to an S.106 legal Agreement, which will ensure their status as affordable homes for people with a local connection in perpetuity. At the planning committee meeting it was refreshing to hear the scheme being heaped with praise from many Ward Councillors. Dorset Council insisted on provision of a footpath to run from the site to meet the existing right of way that runs to the Chard Road, and this was included in the application. This means that residents will be able to walk from the site to the Village Hall, the playground and sports field, having to cross only one road.



Board members celebrating approval of application

This scheme has always been fully supported by the Broadwindsor Group Parish Council, the Neighbourhood Plan and the majority of parishioners. However, there are some who have objected. Some simply don't want houses built at this location. These CLT locally created schemes are dependent on a benevolent landowner, and in our case we are indebted to the Hedditch Trust. This site was the only available, suitable location within the Group Parish area, and has always had the support of the Dorset Council and all the statutory bodies. Some are fearful of what the site will look like and who will occupy the homes. We believe the scheme has been designed to blend into the landscape, is aesthetically attractive and will be a green oasis with native trees and shrubs planted wherever possible. It will also be built to high environmental standards, making them cheaper for residents to run, and reducing their carbon footprint significantly. Similar successful CLT schemes at Marshwood and Lyme Regis are excellent small developments built to a very high standard - in the case of Lyme Regis, by the award winning builders CG Fry. The tenants of our development will be those who cannot afford the local house prices to buy or rent, and who have a strong local connection with this Parish area. They could be nurses or carers, those employed in education, or with other local employers.

For the last six months or so the whole country has been suffering during the Covid-19 pandemic. It is heartening to see how our communities have rallied to support those who are vulnerable for any reason: home deliveries, collection of medication, help with any number of difficult tasks, keeping our wonderful community shop going, providing emotional support. We are blessed to live and work in such a fantastic community, where the human spirit knows no bounds. The CLT project is a manifestation of that community spirit, trying to make our community as inclusive and supportive to as many as possible.

My sincere thanks as always goes to The BGP CLT Board who have worked tirelessly on this projects; to Sheila, our secretary, who is an absolute star; and to the CLT Membership who have been on this journey with us every step of the way. As we resolve the legal issues and have timetables for action we will keep you informed at all stages.

Dorset Home Choice



Housing Register

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

Want to buy your own home, but don't think you can? Have you thought about Shared Ownership?

Shared Ownership is a scheme that enables you to buy a home in stages, typically buying a minimum 45% share of the property value and paying a low cost rent on the remaining share. You will own a share in your home, rather than just paying rent with no return. You only buy what you can afford so you don't overstretch yourself financially and the combined monthly mortgage and rental outgoings should be less than the cost of buying or renting privately the same type of property on the open market. The scheme is available to First Time Buyers, Home Movers and anyone looking to own their own home.

Could buying now be an option for you?

Want to know how to apply? Contact Yarlington Homes on 01935 404006 for more information or visit our website to apply:

www.yarlingtonhomes.co.uk



An opportunity for you to get involved

After a very long and convoluted planning application process, at last we can anticipate the start of building on our development of affordable housing for local people at Netherhay Lane, Drimpton, in the spring of 2021.

The development of other more recent housing areas in the village such as Oxhayes, Applefields and Marksmead have been recorded to show how the landscape has changed from start to finish, what materials have been used, stages of building work, small ecological projects etc etc., culminating in a plethora of artwork, photography, music, song, text, a book and finally an exhibition at the Village Hall. We plan to use this wonderful experience to inform a similar project on our CLT building development.

We will be looking for local people with skills and talents to take part in the project. We foresee many opportunities for young people in the village and the wider Parish area to take part and have fun learning about building, sustainability and the environment. It will be a chance for everyone to showcase their talents, be they musical, photographic, practical, or artistic in other ways. Meanwhile, if you have any ideas to contribute or would like to be involved then please contact Lesley Tibballs at

Tibballs55@outlook.com, or speak to other members of the CLT Board. We will be talking to you all very soon to let you know of our plans.

By the way, Yarlington Housing Group (our development partner) already has plans for time-lapse photography of the construction phase on the development site. Other photographers are more than welcome to join in to record different aspects of the construction and beyond.

Looking forward to speaking to you soon.

Lesley Tibballs

The CLT movement in the South West

Wessex Community Land Trust Project

WCLTP supports CLT-led projects for their duration. This support includes advice on

- site finding and negotiation,
- legal structures and legal advisers,
- the selection and role of a Housing Association partner,
- the facilitation of public meetings and steering group meetings,
- model documentation, and
- grant applications, project planning, training for CLT members, and networking with other CLTs.

More information on these services is available on their website:

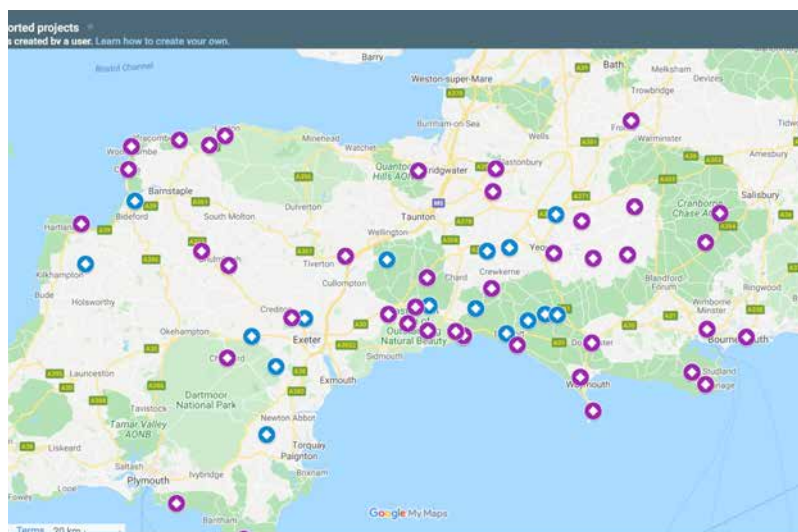
<http://wessexca.co.uk/wessex-clt-project/>



Yarlington and Radian have finalised their partnership to become one of the large housing associations in the south of England

Abri means ‘shelter’, and providing shelter is the organisation’s purpose. So it is not just a word but a driver for achieving great things for as many people as possible

CLT projects taking place across Dorset, Devon and Somerset



Blue - complete; Purple - in the pipeline

Dorset CLTs: pre-planning

Sixpenny Handley CLT - 11 affordable homes with White Horse Housing Association. AONB

Langton Matravers CLT - 10 affordable homes. AONB

Corfe Castle CLT - 12 affordable homes with Aster Housing. AONB and Conservation Area

Dorchester Area CLT - 19 affordable homes with Places for People. Historic Site

Portland CLT - At least 10 affordable homes. AONB

Burton Bradstock CLT - 15 affordable homes. AONB

Steering Groups for Emerging Projects

Weymouth, Gillingham

Complete and occupied

Lyme Regis CLT, Powerstock & District CLT, Toller Porcorum CLT

The Government’s new Affordable Homes

Programme was announced in September, providing c. £12bn of capital grant for new affordable homes over five years from 2021/22. This week's announcement by the Government will be welcomed by CLTs; partly because it confirms that capital grant remains available for Social Rented homes and partly because, where the landlord or freeholder is a Community Land Trust, rented homes will be exempt from the new Right to Shared Ownership.

BGP CLT Board

David Leader (Chair)
 Jacqui Sewell (Treasurer)
 Sheila Hawkins (Secretary)
 Ken Banks
 Steve Chubb
 Emma Costin
 Lesley Tibballs

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[http://
 broadwindsorgroupparishclt.org](http://broadwindsorgroupparishclt.org)

Board Matters

As you are aware, due to the Covid-19 situation this year we have been unable to hold our AGM, or hold Board elections. In the last month, Philip Coltart has resigned from the Board. We thank him very much for his contribution to this project. We will look to replacing the 2 currently empty Board places as soon as we can.

Broadwindsor Group Parish area



Broadwindsor



Blackdown



Kittwhistle



Drimpton



Seaborough



Burstock