

Broadwindsor Group Parish Community Land Trust

Community Meeting

13th September 2016

Affordable Homes for Local People

Agenda

- 1) **Introductions** – David Leader
- 2) **Background to the Project**
- 3) **What is a CLT and what can it do?** – Sheila Hawkins
 - *Questions*
- 4) **The Housing Project** – Steve Chubb
 - *Questions*
- 5) **Site Search and recommendation** – Ken Banks
 - *Questions*
- 6) **Straw Poll**
- 7) **Conclusion**

Tea, coffee and informal chat with CLT members

Introductions

Broadwindsor Group Parish Community Land Trust Introductions

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

Background to the Project

- Started with the Parish Plan 2012.
- The Parish Council wanted a community-led approach to providing affordable housing.
- West Dorset suggested a meeting with Wessex CLT Project.
- Presentation by Wessex to the PC on October 7th 2015.
- The PC resolved to support the establishment of a CLT.
- Public presentations by Wessex on November 10th and 24th 2015.
- The CLT Steering Group meets on January 7th.
- BGP CLT formed on 11th May, 2016.
- Search for a site - Summer 2016.

Broadwindsor Group Parish Community Land Trust

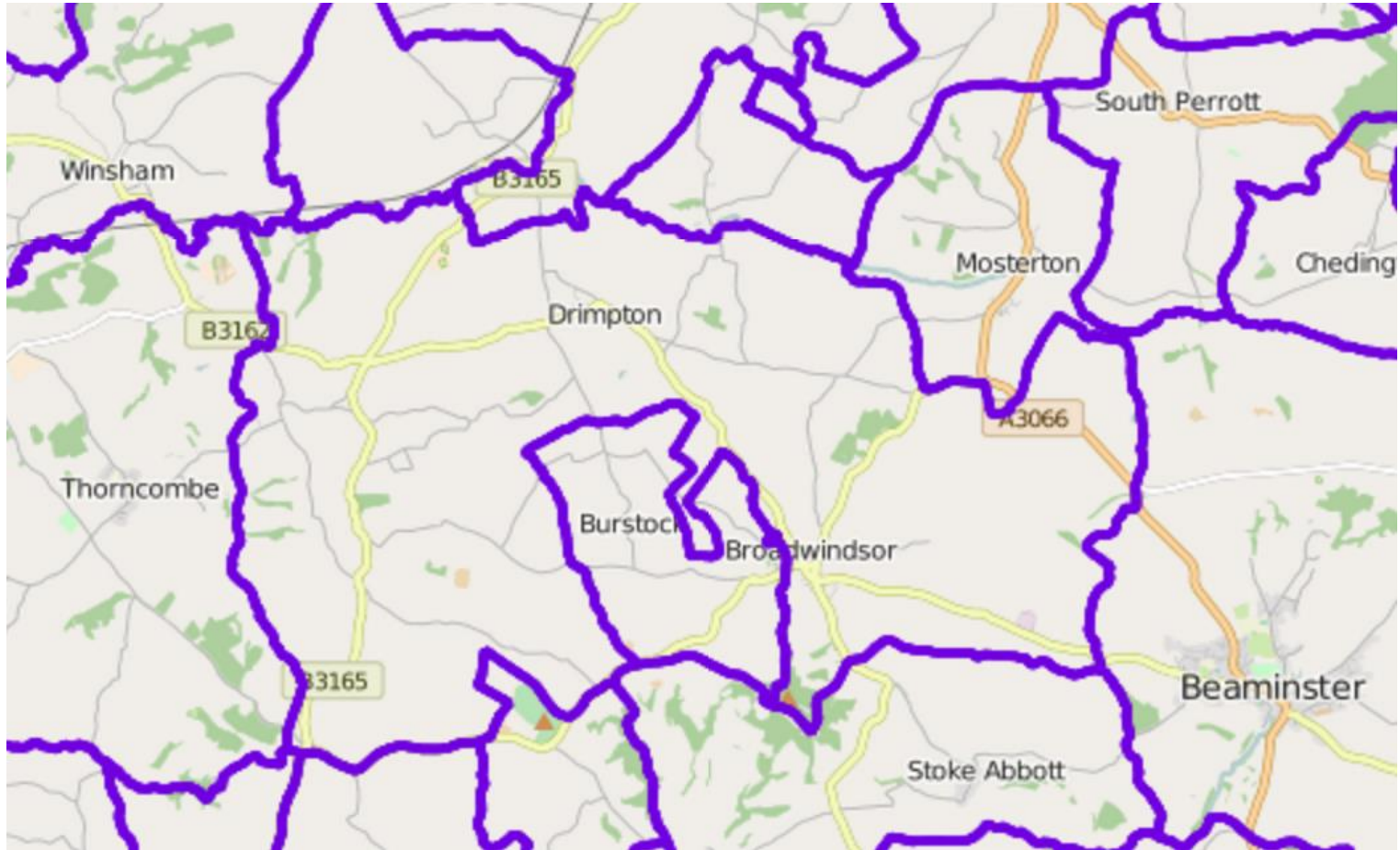
What is a Community Land Trust,
and What can it do?

Broadwindsor Group Parish Community Land Trust

What is a Community Land Trust?

- Not-for-profit organisation set up to benefit a specific community or communities
- It is registered with the Financial Conduct Authority as a Community Benefit Society.

Broadwindsor Group Parish area



What is a Community Land Trust?

- CLTs can own land and other assets which are important to a community.
- Like most CLTs, the first project of Broadwindsor Group Parish CLT aims to provide affordable housing for people and families with a local connection within the Group Parish area.
- The role of a CLT ensures that local people remain in control of local assets.
- CLTs develop and manage these assets in partnership with delivery organisations to ensure sustainability

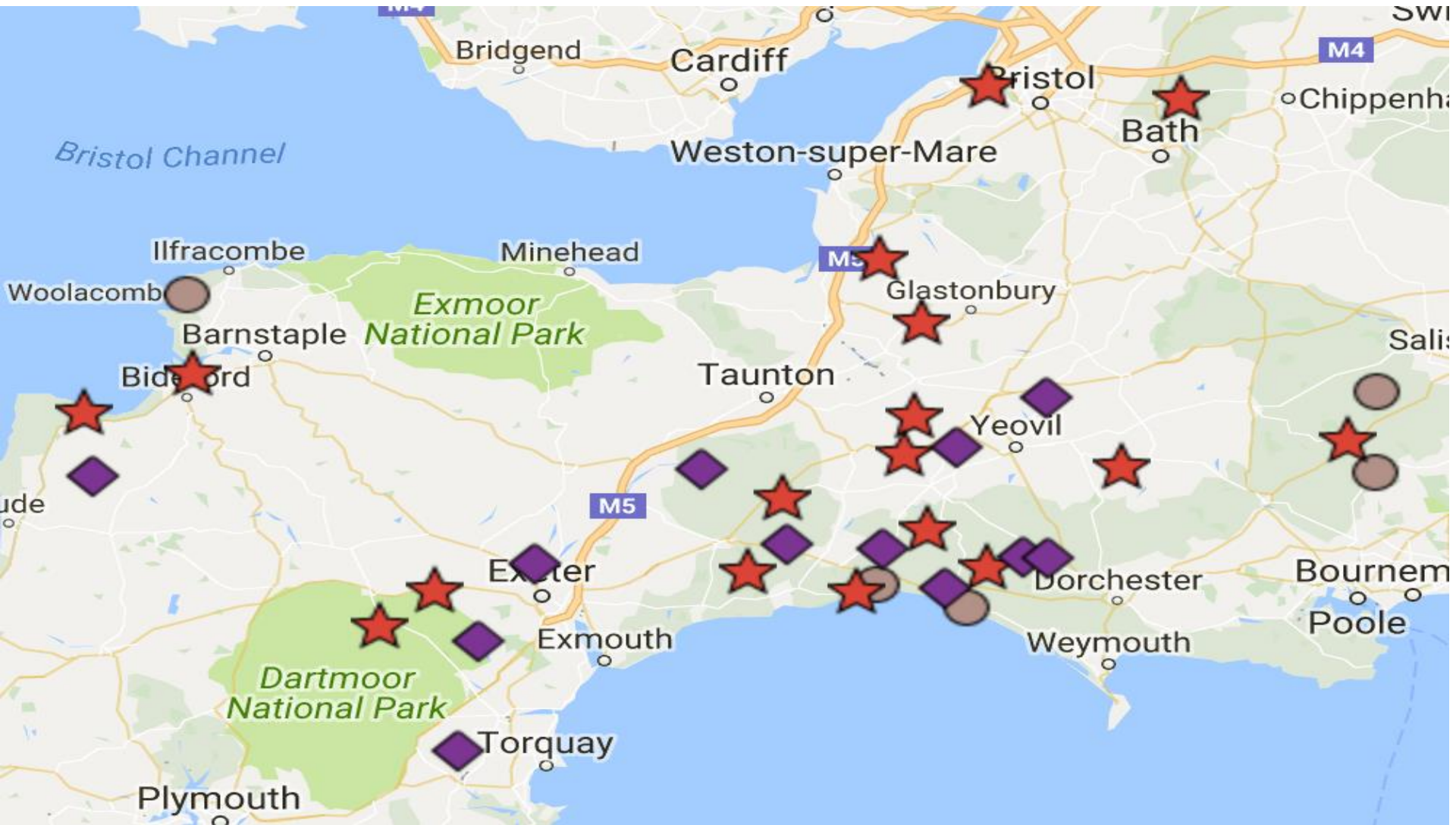
What is a Community Land Trust?

- A CLT is open to membership by anyone living and working within the community who supports its aims.
- The CLT will be managed by a Board of Management elected by its Membership, all of whom are eligible to stand and vote for the Board.
- Membership of the CLT is by purchase of shares at £1 each.

Questions

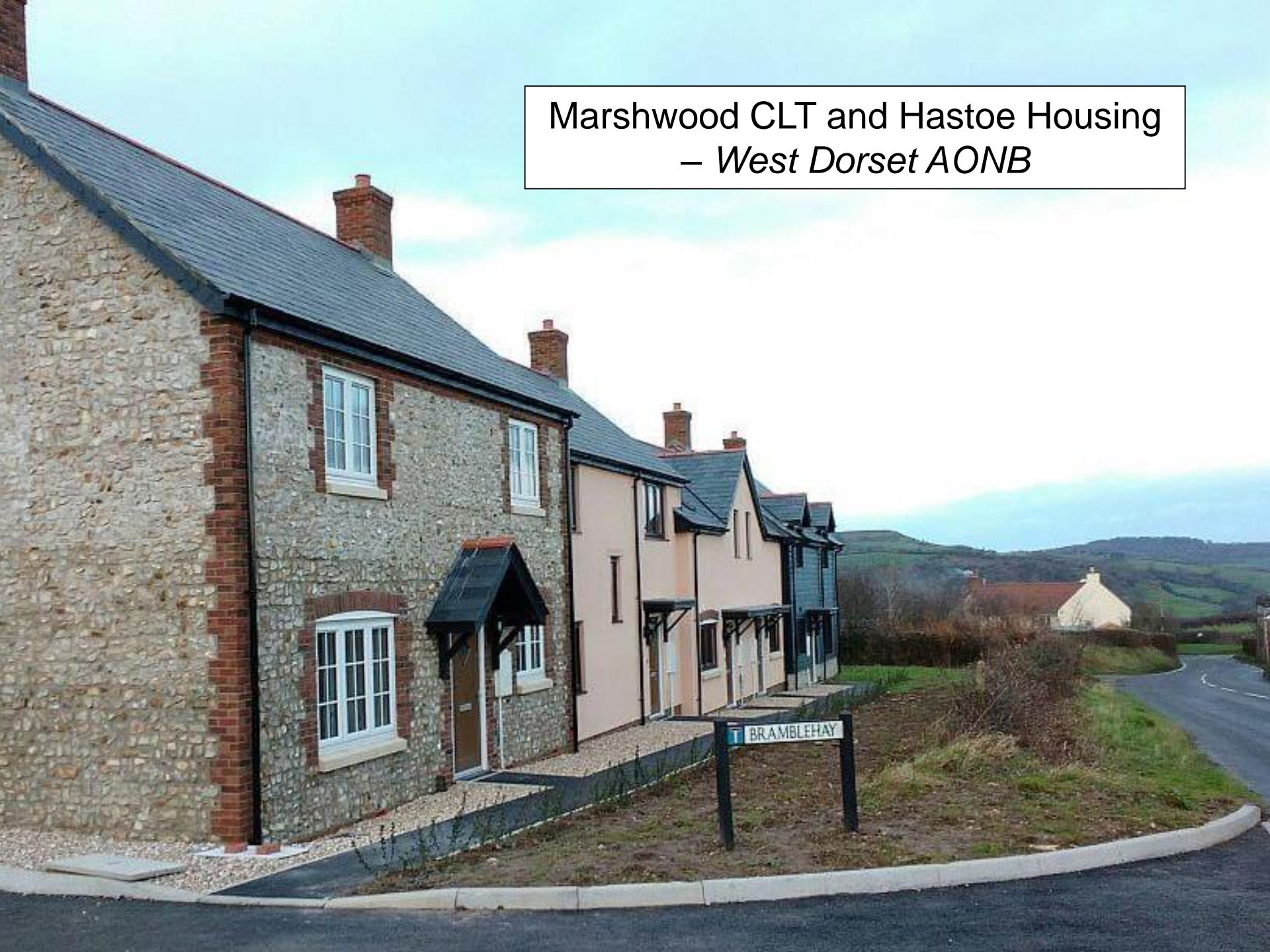
The Housing Project

Examples of CLT projects



Purple: complete Red: in progress Brown: emerging

Marshwood CLT and Hastoe Housing
– *West Dorset AONB*



Upper Frome Valley CLT and Aster Homes
– *West Dorset AONB*





Toller Porcorum CLT
and Aster Homes
West Dorset AONB





Powerstock and District CLT and Hastoe Housing
– *West Dorset AONB*

Overview of Housing Needs

Housing Needs

- 24 households have expressed an interest in affordable housing in Broadwindsor Group Parish (i.e. the three parishes of Broadwindsor, Seaborough and Burstock.)
- 17 of these have applied through the Council's housing register.
- All have connection to the Group Parish.
- A mixture of 1-bed, 2-bed and 3-bed homes are proposed, mostly at an affordable rent with perhaps two for shared ownership.
- A small number of homes can be sold but only if needed to subsidise the affordable homes.
- Rents cannot exceed the Local Housing Allowance but could be less.

Who will the houses be for?

- The CLT, the Council and the housing association will approve the criteria for allocating the homes
- Typical criteria are:
 - (a) Has lived in the parish for the previous 5 years; or
 - (b) Has worked in the parish for the previous 2 years;
 - (c) Has family who have lived in the parish for 5 years.
- To be eligible, applicants must be registered on the Dorset Home Choice, the county housing register. This verifies their legitimate need for affordable housing.

Broadwindsor Group Parish CLT's First Project

Affordable Housing for Local People

- BGP CLT searches for suitable land and consults the community (today's meeting).
- Once a site is identified, the CLT selects a housing association partner to work with.
- The CLT would own the site and lease it to the housing association for 125 years. The CLT receives a ground rent.
- The CLT uses a grant to appoint an architect and surveyors, and makes a planning application.
- The housing association partner funds and builds homes, taking the development risks.
- The housing association allocates the homes in line with criteria approved by the CLT.

Questions

The CLT's Site Search Overview

'Rural Exception Site' Explanation

- To deliver an affordable housing in rural communities the law allows homes to be built on 'exception sites.'
- This is land that would not normally be given planning permission e.g. agricultural land.
- Such sites are only available where there is a need for affordable housing by people with a local connection.
- Once the land is identified, the CLT can purchase and hold it in trust for the benefit of the community.

Site Search Criteria

- Up to 1.5 acres for 15 homes, based on the identified need.
- A site adjacent to the edge of Broadwindsor or Drimpton, being the largest villages in the three parishes.
- A reasonably level site with no known problems with flooding, ground conditions, ecology etc.
- A site likely to be acceptable to District Council planners in terms of its landscape impact in the AONB.
- A site likely to be broadly supported by the wide community.





Questions

Straw Poll

**Do you support our
recommendation?**

Conclusion

Informal chat with CLT Members