

## Broadwindsor Group Parish Community Land Trust

### Q & A from 2018 AGM

<b>Q</b>	<b>Noted that the CLT is in negotiation about the land transaction with the Hedditch Trust - when are we likely to hear of a response?</b>
<b>A</b>	Legal negotiations on Heads of Terms and an Options Agreement are in progress with solicitors of BGP CLT, Yarlington Housing Group and the Hedditch Trust. There should be some clarity within the next 2-3 months.
<b>Q</b>	<b>Noted that 95% of of homes proposed will be for affordable rent. Will the remaining 5% be market housing?</b>
<b>A</b>	<b>Louise Lote (Yarlington Housing Group)</b> – The remaining 5% of homes will be offered as shared equity, available to First Time Buyers. A proportion (starting at 40%) can be bought through mortgage with the remainder (60%) rented. Over time the shared equity can be increased up to 80%. If the property is to be sold on, the local criteria for the new buyer of the shared equity will still apply again. Shared equity will be available if there is a demand.
<b>Q</b>	<b>How is an affordable rent for this area set?</b>
<b>A</b>	<b>Louise Lote (YHG)</b> – The rent has to be affordable for someone living within Broadwindsor Group Parish area, who may be earning the Living Wage. <b>Steve Watson (Wessex CLT Projects)</b> – There is more scope to keep rents low from 2018. The national government has relaxed rent control and capital subsidy is being made available for both construction and to assist rent levels.
<b>Q</b>	<b>What might typical rents be?</b>
<b>A</b>	<b>Louise Lote (YHG)</b> – rents are based on the property valuations of the area where the project is located. For example, at the Lyme Regis CLT project weekly rents are £105 (1-bed), £136 (2-bed), £156 (3-bed). Up until 2018, the affordable rent system is set by national government, independently of costs. Now we have the scope to set rents at lower levels to reflect local costs and needs. Local market rents in this area are very high with no security of tenure. CLT homes will be well designed, sustainable homes which will have lower running costs.
<b>Q</b>	<b>How can the financial viability of any construction companies that are contracted be guaranteed</b>
<b>A</b>	<b>Louise Lote (YHG)</b> – Contractual checks are made as part of the tendering process. YHG also spread the risk by using different contractors across different projects. Social value on projects is very important to YHG and they try to employ local contractors where possible.

<b>Q</b>	<b>What is the size of the site at Drimpton?</b>
<b>A</b>	The proposed site is 1.5 acres with space for 15 homes (1-bed, 2-bed-3-bed) to reflect the requirements of families on the Housing List.
<b>Q</b>	<b>What about the possibility of the CLT being involved in the affordable homes on the Folly Farm site (Broadwindsor)?</b>
<b>A</b>	The development site is for market housing for 22 homes, one third of which would have to be affordable. If the CLT were to become involved, we would have no input to the design of the affordable element. These houses would be sold on to a housing association. Tenants would not necessarily be from within the local Group Parish area, and their local criteria would not apply. For a CLT project developed in partnership with a housing association, we have control of the design and can ensure that local criteria tenancy is applied.
<b>Q</b>	<b>When will design plans be available for the community to see?</b>
<b>A</b>	We have already appointed Trewin Design as our architects. Once the legal documents are signed off we will develop more detailed design plans, elevations and in 3D format. A community consultation will be arranged for the whole Group Parish area at which the designs will be shown and comments invited. Landscape and design quality of the homes are of prime importance.