



**Broadwindsor Group Parish
Community Land Trust**

Annual General Meeting

Tuesday 30 January 2018

Chairman's Report (David Leader)

The last year has been very busy as we look to move forward with our project to create up to 15 affordable homes for rent with possibly some shared equity. All the homes will be for local people. This year we have carried out extensive research into best practice with regards to the design, aesthetic appearance, landscaping and layout of small schemes such as ours. We have had discussions with West Dorset District Council planning department and also with their housing department, with architects, engineers, West Dorset District Council highways, ecology professionals and most importantly with the land owners.

I would like to take a few moments just to run through the events that bring us to here. The Broadwindsor Group Parishes Plan report of 2012 concluded that there was a need for low cost affordable housing that was for the benefit of local people and held in perpetuity. This was the catalyst for the creation of the Broadwindsor Group Parish Community Land Trust. We have been helped considerably by Steve Watson from the Wessex Community Assets, which operates to support Community Land Trusts from their inception to project creation of affordable housing projects for local people. The Community Land Trust is formed of like minded people from the group Parish Area. There is a management board which meets approximately monthly, normally at Netherhay Chapel. The Board members all live in Drimpton and Broadwindsor.

West District Councils housing enabling officer has continually kept us updated on the the numbers of people who meet the local criteria who are looking to rent in the Broadwindsor Group Parish Area. This is a dynamic number in that it goes up and down, with the latest figures show that two couples require a two bed home, seven families require a two bed home, five families require a three bed home, one family require a four bed home and eight people require a one bedroom home. That makes a total of twenty three homes needed.

We as a board have had the opportunity to visit 3 CLT schemes in the local area, one in Bridport one in Lyme Regis and one in Marshwood. All are quite different but one consistent feature was that they have been built to very high standards. They have provided an invaluable learning experience. Every available home is occupied and has always been occupied by people meeting the local criteria for their areas.

Negotiations with the Hedditch Family Trust are still ongoing but considerable progress has been made over the last year. We are at the stage where solicitors acting for the Broadwindsor Group Parish CLT are talking through legal documentation with the Hedditch Trust solicitors. The proposed site is the south west corner of their field adjacent to Netherhay Lane, extending to some one and a half acres.



I am often asked how we ended up at this site. After the CLT was formed, we began the task of looking for a suitable site that met the geographical needs, was available, and was available at a price that was affordable to the CLT - which is one that is considerably less than that which would be achieved for open market housing but a bit more than agricultural land.

We looked at many sites in Broadwindsor and Drimpton and, at the end of that process, the only site that met the criteria was the Netherhay lane site.

I am also asked: why do we want to build houses for rent at an affordable level for local people? Why can't local people buy a small house to start with and progress up the housing ladder?

We are so lucky to all live in a stunningly beautiful area in communities which are alive and vibrant, which have a healthy social mix and a good age diversity. Our communities are alive with volunteer-run enterprises from allotments to the wonderful shop, to sports fields and play parks, to our excellent villages halls, a huge number of interest groups, to the dynamic Jubilee group. We have two pubs, a revitalized craft centre, many farms and businesses large and small working for and employing local people, we have a great primary school to which most of our children go. Our community is alive and vibrant. In order for communities to remain vibrant we need to maintain that diversity. If our communities become retirement villages or the preserve of second homes for those mainly from the south east, I would suggest we will all be worse off. Children who have grown up in these communities need to be able to continue to live here and contribute to the local economic and social wellbeing. It is nearly a quarter of a century since a house that was available to rent at an affordable level was built. In that time house prices have risen considerably, as have open market rents. Wages in this area remain some of the lowest in the country. Therein lies the housing dilemma for so many young and old - their income does not allow them to buy or rent in the area that they regard as home.

We would very much like this meeting to be an opportunity for open discussion: in the light of that, I am not going to say to much more.

I would just like to finish by saying a huge thank you to the Board of the CLT who have worked very hard over the last year to get us to where we are today, their enthusiasm and drive have been inspirational. Every good organisation I have ever been involved in has needed a high quality secretary, they pull it all together, they have all the information that is needed, they are the glue that makes the organisation strong and allows it to prosper. In Sheila we could not wish for a better person.

And lastly a mention to Susannah Madigan, who created and keeps the website up to date. Thank you.