



Broadwindsor Group Parish CLT

Frequently Asked Questions

September 2016

Q Who finances the CLT?

A Grants are available to the CLT to fund a planning application (including the cost of employing an architect, surveyor, engineer etc.) and the Trust's legal costs. Capital costs, including the purchase of the land and the development of the homes, are met by the CLT's housing association partner (yet to be selected). The land is paid for when a lease agreement is entered into by the landowner and housing association; the freehold ownership then passes to the CLT for £1.00. The housing association will bear the risks of development (such as contractor insolvency) and long-term management of the site.

Q How is the level of rent set?

A Rent will be affordable at a local rate – usually 80% of the open market rate for similar properties, or the Local Housing Allowance (whichever is lower).

Q Will affordable rent affect house sale prices locally?

A Having housing stock available for a diverse community is beneficial locally – e.g. Marshwood – and does not devalue house prices. Homes affordable to local people help families to support each other and help local businesses to retain employees. In addition, CLT-led projects are small in scale and well designed – see other local examples such as Marshwood, Powerstock, Toller Porcorum etc.

Q How can we be sure that the houses will remain affordable homes?

A Planning permission for affordable homes on land such as this is subject to a special planning condition – known as a Section 106 Agreement – which restricts occupancy to people with a local connection. In addition, ownership of the land remains with the CLT, who will enter into a lease agreement with a housing association under a 125-year lease. Both ensure that the homes are available and affordable to local people in perpetuity and act as barriers to the government's new Right to Buy for HA tenants.

Q What is the benefit of building a development with a housing association?

A Housing associations are social enterprises whose purpose is to provide affordable housing. Those used to working with CLTs recognise that local people are best placed to lead a project, while they are experienced at taking the risks of development, providing finance and managing the homes. They also recognise that to be most advantageous to the local community, the CLT should retain the land, lead on the design and agree the criteria for who will live in the homes. In addition, the housing association will pay a ground rent to the CLT which will be used for other projects across the Group Parish area.



Q What would happen if there was no-one with a local connection on the housing list?

A In that case tenancies would be offered to those with a connection with the nearest neighbour Parish e.g. Thorncombe. CLTs do much to help to raise awareness of a project in the local community so there is usually no shortage of local people applying for the homes.

Q Have other possibly more suitable sites been considered – e.g. the Axe Road industrial estate or Cosipet Ltd. site, both of which are currently up for sale? There are service problems with the Netherhay Lane site (sewage etc. It is a local amenity area and important as such for the local community).

A Industrial sites need to be retained if at all possible for provision of work premises rather for re-development. The site at Netherhay Lane was offered on the WDDC call for Strategic Housing Land Availability. The current indicative site will retain the existing hedge, and will not extend as far as the public footpath across the field. If the current sewage system is at capacity, one option for sewage will be self-contained systems within each plot.

Q How would shared ownership work?

A No decision has yet been made on whether to include any shared ownership, because the greatest need is affordable rented homes. If provided, shared ownership would give buyers the chance to own a proportion of the equity (usually between 30-50%) and pay a subsidised rent to the housing association on the balance. The proportion owned rises (or falls) in value with property prices and, when the owner comes to sell, they sell the equity they own. Buyers must have a local connection and can buy further proportions of the equity if they can afford to – although only up to 80%.

Q Rather than have a big housing development, has the purchase of a number of smaller sites with a small number of houses on each been considered?

A Yes, but the overall costs of legal work and site investigations would be higher, reducing the amount that could be spent on the properties themselves. The proposed site marked on the map is indicative of 1.5 acres.

Q How has this number of houses been decided upon?

A Tenants will be selected from the WDDC housing list. There are currently 24 individuals or families with a local connection to the Broadwindsor Group Parish area on the WDDC housing list. Anyone wishing to be selected to be housed in the homes developed by Broadwindsor Group Parish CLT, whether housed currently in privately rented or housing association accommodation, should apply to be added to the housing list as soon as possible. The proposed development is for up to 15 homes on up to 1.5 acres. The Parish Plan of 2012 stated that there should be no more than 5% growth in housing (private and affordable) above existing levels.

Q Where does the CLT get authority to go ahead with this project?

A The need for affordable housing was noted in the Parish Plan of 2012. Consequently, the Parish Council has had many discussions on how to take this forward. They looked into the possibility of a Community Land Trust as a vehicle to take this forward and had discussions with the Wessex CLT Project, who have a wide and positive experience of helping these projects to be developed. Public meetings were held during November 2015 in Broadwindsor and Drimpton, which indicated support for the establishment of a CLT. Volunteers came forward to take



this project forward and form the current Steering Group. They have been working throughout 2016, with advice from Wessex CLT Projects and WDDC Planning Department, and are now in a position to put this project proposal to the community.

Q The CLT does not have a mandate – how is it accountable?

A The CLT's mandate comes through the Parish Plan of 2012, and responds to the community survey which highlighted the need for affordable housing for rent as a main priority. This has been, therefore, a democratic process. Before the end of 2016, the CLT will hold an AGM at which there will be an election of Board Members. The current Board will all stand down, but they will be eligible to stand for election again. As an example, the Community Shop in Broadwindsor is run by a committee of volunteers – the CLT will be a similar project.

Q Does the CLT project link to the Neighbourhood Plan?

A No. The Neighbourhood Plan is not yet finalised. A community consultation exercise is currently underway, which will inform the Neighbourhood Plan. The CLT project and the Neighbourhood Plan are working to different timetables.

Comment from audience member:

We should be supporting new housing like this to keep young people and families within our communities.