

J A N U A R Y 2 0 1 9

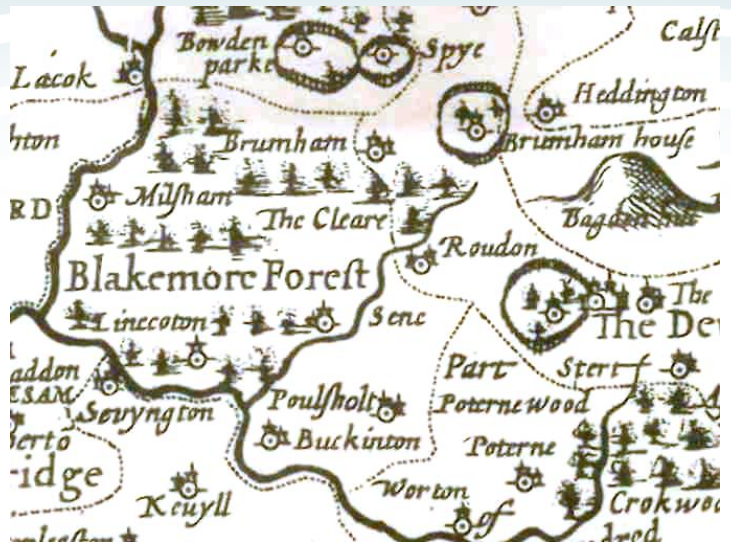


Seend CLT News

Issue No 1. 15th January 2019



George Clarke
Chairman, Seend CLT



Seend of 1610

Seend Community Land and Asset Trust & White Horse Housing Association

We have moved on since Seend's parishioners decided to form a Community Land Trust (CLT) in the early part of last year. In July 2018 we formed a Community Interest Company, Seend Community Land and Asset Trust CIC, and became a fledgling CLT, one of England's 200 at the time. We then had less than 100 members. We now have well over 200 members and the National CLT network has grown to over 300 organisations like ours engaged in all sorts of activities for the benefit of their local communities.

We are fortunate to have the support of the Seend Neighbourhood Plan group and Seend Parish Council. Also, we have received excellent assistance encouragement and support from the Community-Led Housing Team at Wiltshire Council/Community First, formed in 2018.

In late December 2018, our members gave us a mandate to form a partnership with the White Horse Housing Association to build affordable Seend homes for Seend people. Our CLT and White Horse Housing Association are now engaged in negotiating a small development site for that affordable housing.

What happens next?

We know from member feedback, and from our public meetings, that there is a hidden housing need in our parish that cannot be met by open market housing, which has simply become unaffordable for many of our Seend parishioners.

Our next task is to determine the extent and type of parish housing need through a more inclusive Housing Needs Survey. This will be initiated by Seend Parish Council and will also update and inform work on the Neighbourhood Plan.

When will the affordable housing be available and just how affordable will it be?

Providing the Government maintains funding support, and that we have a quantified housing need, our best current estimate is housing will be available for occupation in 2021.

The level of affordability will largely depend upon the cost of land, the level of project funding we obtain from Homes England, and on what WHHA can invest in the project. Affordability is generally defined as 80% of market rent or local market housing cost. Of course, 80% of Seend's local housing costs may still not be affordable to lots of people, particularly because, for many, income growth has been constrained by low wage growth in the general UK economy. However, despite the dreaded Brexit diversions, we are optimistic that we can achieve high quality affordable housing for local needs. Those who attended Belinda Eastland's recent WHHA presentation in the Pavilion will know what has already been achieved and the excellent standards that WHHA has embedded in its small community development schemes.

What type of homes will be built?

The types of homes will be determined by you through your responses to the Housing Needs Survey (HNS) and subsequent parish consultation. It is important that you engage with the HNS even if you don't have a housing need. We realise that some of the questions in the HNS may be intrusive but be assured the HNS is anonymised and we need your views. In fact, those Seend people with a housing need also need your support and the HNS is part of the open and transparent public consultation within the ethos of your CLT. Your CLT is committed to serving the needs of all of the community, in whatever life stage and circumstance, as well as our CLT members. The HNS process is about local housing need and not about meeting national strategic housing targets. We will build local affordable homes for local people where there is need.

How will the homes be allocated?

Firstly, things have changed with housing registers. The homes will be let through Wiltshire Council's Homes 4 Wiltshire service. The priority for the homes will go to those households with a local connection to Seend. Housing need and how long you have been waiting on the Homes 4 Wiltshire register will also be taken in to account.

You may have tried to register with Homes 4 Wiltshire (H4W) in the past and been refused and advised that you are adequately housed because you are in a private let or living with relatives. Please do not be put off applying again; you can now go on to the **Open Market Register** operated by Homes 4 Wiltshire. This means that you could still have a chance to apply for affordable properties in Seend if you have a local connection to the parish. So, do not delay, apply to join the Homes 4 Wiltshire register at www.homes4wiltshire.co.uk as soon as possible.

Please also contact White Horse Housing Association on 01380 850916 and staff (real people and not an algorithm powered artificial intelligence cyborg) will be happy to guide you through the H4W application process and record your interest for the future homes.

Proposed development at Little Mitchell's Farm, Seend Cleeve

Seend Community Land and Asset Trust was formed to help give local people control and a voice in how our parish develops. The making of a Neighbourhood Plan is also part of this process. As a CLT, we owe our existence to the Localism Act 2011, which provides for a properly constituted and governed neighbourhood forum, or voluntary body, to undertake development for the benefit of the community it serves.

The CLT has received a number of representations concerning the Outline Planning Application 18/1231/OUT for 10 homes at Little Mitchell's Farm. This is a market housing proposal from a private developer in which Seend CLT has no involvement. Whilst the Parish Council has been consulted on this proposal there has been no consultation between the agent and the CLT. You may wish to examine this application and consider how it might impact on the future work of the CLT and the affordable housing provision for our parish. The Wiltshire Council planning consultation expiry date is 7th February 2019. Representations on this application may be made via the link provided earlier in this paragraph.

Finally, don't forget the Seend Neighbourhood Plan consultation Coffee Morning on Saturday 26th January from 10:30 am to 12:30 pm in the Pavilion, Rusty Lane. Your continuing engagement with the Neighbourhood Plan is valued and will allow you to vote with confidence at the plan referendum.

