



Seend Community Land & Asset Trust

News – September 2022

Park Farm Project Update

Many of you will have seen the Seend Cleeve CLT affordable housing site taking shape with the foundations and blockwork for the 2 x 1-bed, 5 x 2-bed and 3 x 3-bed homes advancing daily. Some won't have the opportunity to view or visit the site, so we've created a Seend CLT captioned image gallery of the work in progress on both Instagram (Seend CLT) and the CLT web site: <https://www.seendclt.org/park-farm-construction-images.html> The ten affordable passive homes are scheduled to be ready for occupation in July 2023. The 1 x 2-bed and 2 x 3-bed shared ownership homes are likely to be advertised, ahead of their completion, from December 2022.



Image: 1 Park Farm Site February 2021

If you, someone you know, or a member of your family are in need of a CLT home, useful downloadable information about housing allocation may be found at: <https://www.seendclt.org/how-to-apply-for-a-clt-home.html> If you prefer to receive information by post please contact White Horse Housing Association on 01380 850916. or email at info@whitehorsehousing.co.uk.



Image: 2 Park Farm Site August 2022

The Future of Seend CLT

We will have an opportunity to reflect on what we have achieved as a Community Land Trust when we open the Seend Cleeve homes for occupation in July next year. Our current

project shows what can be achieved by a community willing to work together to realise the benefits of the Localism Act 2011, which provides powers for communities to have a say in how their local area develops. Neighbourhood planning plays an obvious role in this process, though community led development is not limited to making homes through a CLT. The key fact is without your support in community engagement nothing truly beneficial would happen.

In the early years of our CLT we enjoyed the benefit of a made Neighbourhood Plan to set out our community vision and to guide us. In the light of recent planning appeal decisions, affecting Wiltshire communities close to us, where neighbourhood plans have been undermined by planning appeal decisions, the CLT believes it is time to strengthen Seend's plan with some minor, but quite important, changes. The current Seend Neighbourhood Plan covers the period to February 2030. There is currently no intention to review the plan until at least February 2026. We cannot rely on either local or central Government to manage Seend Parish development whilst the English planning system is clearly broken and in need of wide-ranging reform. This makes a strong and resilient local plan essential.

So, what of the future for a well-subscribed Seend CLT seeking future opportunities to develop our community in ways that work for common community interest? From July 2023 our annual income from the land leased back to White Horse Housing Association is a small index linked sum of about £2,080, just enough to keep the company active. Do we simply bumble along keeping our legal entity, the Community Interest Company, alive and on a back burner so to speak, waiting patiently for an opportunity? Do we dissolve the company and dispose of the lease for community benefit. Do we pursue a new project? These are items for discussion at our AGM on 27th October 2022.

By the time the Seend Cleeve homes are occupied it will have taken 5 years of hard voluntary and business partnership work to provide just 10 high quality, affordable, low-energy homes for our small community. The number of affordable rental homes lost to 'right to buy' in Seend is of course much higher. Incidentally, our CLT rental and shared ownership homes are protected from ownership transfer under right to buy.

A Cohousing project?

Continuing the possibilities for a future project, some may recall the hurried introduction made at last year's AGM concerning the inability of the CLT to also meet the housing needs of people in our community who find themselves in unsuitable accommodation that they own or rent. These were amongst the 159 people who responded to the April 2019 Seend Rural Housing Needs Survey – a report still available in the public domain as part of the Seend Neighbourhood plan evidence base and at [Wiltshire Intelligence Network](#). At the AGM we clunkily termed the then unfulfilled Seend population sector as the '50-30-18%' (from their representation in the 2019 report charts). The 50-30-18% comprised the people who had future housing aspirations, wanted to remain in the parish yet were uncertain their current accommodation would be suitable. The sector also included the 33% (52 people/households) of resident respondents who considered downsizing their home a future option and who wanted to remain in the parish.

Following the 2021 AGM the Board sent out information regarding the growing cohousing movement that appeared to be developing worldwide and was nationally becoming popular as a CLT sponsored housing option <https://cohousing.org.uk>. Since then, several cohousing projects have progressed and many more continue in global development; there is one in Cirencester, see <https://cirencoho.org.uk>.



Image: 3 www.earthsong.org.nz

If you remain curious about cohousing as a future accommodation option, we have tried to place the option in a Seend context at this Seend CLT web page: <https://www.seendclt.org/cohousing-options.html> where you may satisfy your curiosity about living in an 'Eco Neighbourhood'. You may be impressed by New Zealand's amazing intergenerational multi-ethnic cohousing scheme at <https://www.earthsong.org.nz>. The CLT web page has a response form providing you with an opportunity to express your opinion on the cohousing concept.

All of this poses the following questions:

- Is a small-scale intergenerational low energy 'eco' cohousing project a viable prospect in Seend?

Answer: We have land available and identified in the Seend Neighbourhood Plan evidence base. Viability is subject to suitable commercial arrangements.

- Do we have a continuing unfulfilled housing need, and can we include viable commercial options for Seend's moving out or downsizing 50-30-18%?

Answer: The evidence for a range of viable commercial options can be found within the projects mentioned at: <https://www.seendclt.org/cohousing-options.html> and elsewhere. Housing need can only be determined as part of the update process for the current Seend Neighbourhood Plan or through a alternative preliminary survey. We believe our community generally accepts there is little point in adding homes to Seend's built environment unless we are meeting an identified local accommodation need and those homes are of best energy efficient design.

CLT membership

Our current membership stands at 264. We hope you share our wish to continue to grow both our community voice and our community action. If you know someone who has recently moved to the parish, please bring the CLT to their attention – particularly if they have children of any age, or relatives with a Seend connection in need of accommodation. <https://www.seendclt.org/clt-membership.html>

Finally, the date for the **Seend CLT AGM is Thursday 27th October 2022 at 7:30 pm in the Irene Usher Memorial Pavilion, Rusty Lane.** Papers and a formal AGM announcement will follow shortly.

Seend CLT

29 September 2022