

Georgeham Parish  
Housing Needs Survey Results  
& Community Land Trust

# Housing Needs Survey

- 18 households need affordable housing and meet local connection criteria
- 13 need social rented
- 5 may be able to afford shared ownership/discounted sale/affordable self-build



# Housing Needs Survey



- 14 are single people or couples  
1-2 bedroom need
- 4 are families with 2 bedroom 4  
person need
- Final mix would be determined  
by the community

# Housing Need Survey

- 10 older households want to downsize locally
- 2 require affordable housing, 8 are owner occupiers
- “home better suited to their needs but not specifically designed for older people”.



# Options Appraisal- Local Plan



- Allocated site- off Croyde Road (5 affordable plus commuted sum)
- Allocated site- Frogstreet (about 3 affordable)
- Non-strategic sites- Fairfield (2 affordable)
- Exception sites

# Options Appraisal- Development options

- Private developers
- Housing Associations
- Community led housing



# Wessex Community Land Trust Project

**Alison Ward**  
**Community Land Trust Adviser**



# Four Principles

1. Not-for-private-profit organisation set up to benefit a specific community.
2. CLTs can own land and other assets which are important to a community – starting with affordable housing.
3. CLTs hold those assets so that they are available and affordable for future generations.
4. A CLT is open to membership by anyone in the community supporting its aims.





# Projects undertaken by CLTs



- Homes
- Land
- Pub
- Shop
- Car park
- WCs
- Post office
- Allotments
- Orchard
- Office space
- Workshops
- Solar/hydro power

# Motivations

1. Desire for leadership of an important local project.
2. Desire to achieve broad community support.
3. Lack of trust in outside organisations on key questions (such as site selection, design, numbers and occupancy by local people).



# How do we support CLTs?

- Technical advice from start to finish support
- Helping to establish a CLT
- Site identification
- Selecting a housing association partner
- Negotiating planning issues
- Raising grants
- Helping to ensure the wider community is involved
- Project management
- Governance training
- Problem Solving
- Navigating national and local policy changes



# Wessex Community Land Trust Project

## **Current affordable housing projects**

# Partnerships between CLTs and Housing Associations

- CLT leads project
  - land, numbers of homes, design and occupancy criteria.
- CLT owns the freehold.
- HA has a long term lease.
- HA supports the CLT
  - funds, develops and operates the homes.
- Less risky for the community.



**Marshwood Community Land Trust**













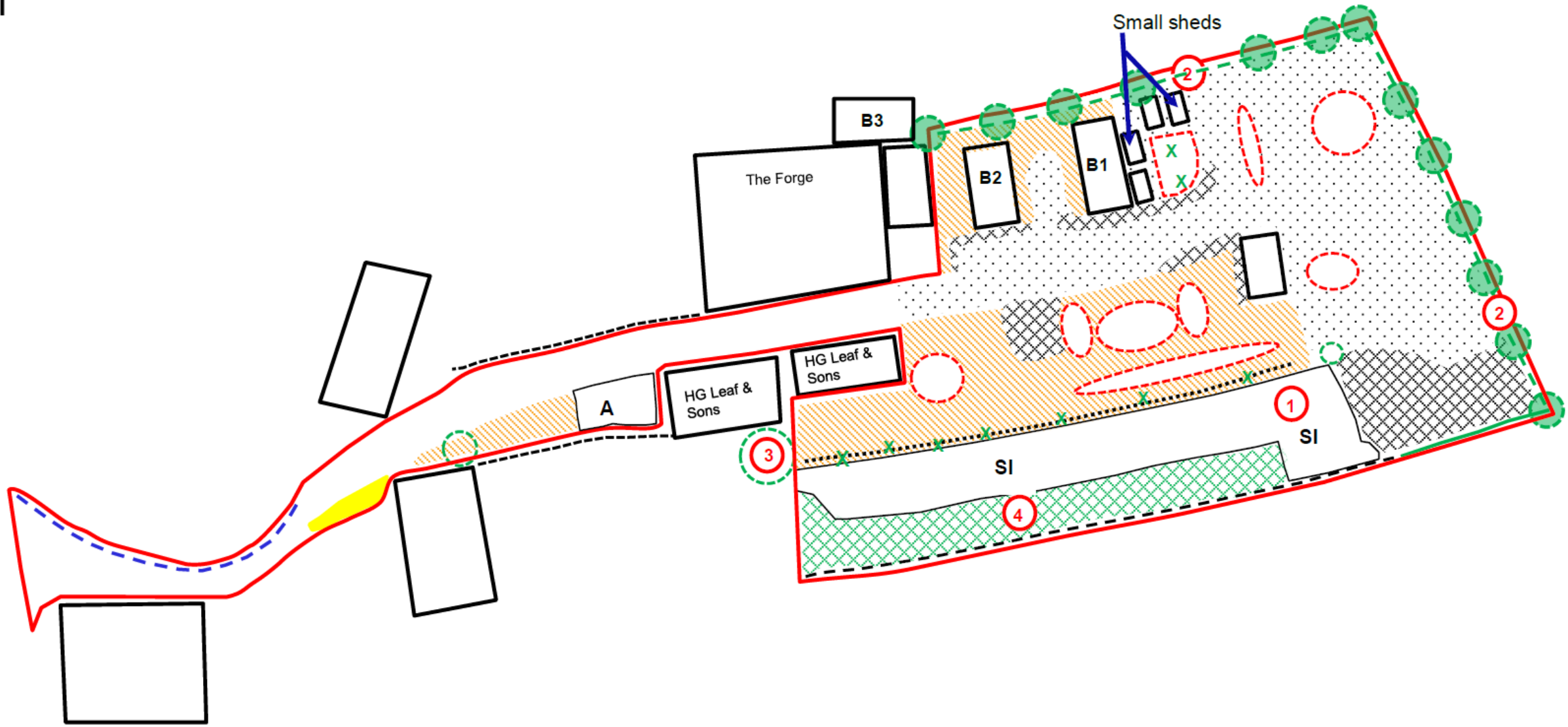
Conclusion

Simon Parker  
SHCLT - Chairman



# Powerstock & District CLT









Powerstock & District Community  
Land Trust and Hastoe Housing



# Lyme Regis CLT







# Lyme Regis CLT and Yarlington Housing Group



# Appledore CLT



# Appledore CLT and Aster Group





# Who benefits from CLT homes?

- People on low and average incomes unable to afford market house prices in their own communities.
- People with a connection to the communities where the homes are built – through residency, work or family.



