

# Rural Housing Event - Partnership CLTs

Yarlington Housing Group

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# 1. Norton Sub Hamdon (SSDC)

- 1<sup>st</sup> project - 10 homes (8 x AR, 2 x LCH0)
- Legal structures/templates had to be drafted & agreed
- Planning issues due to some local opposition
- Strong Political Support
- 1<sup>st</sup> CLT project in South Somerset (S106 delay)
- HCA Grant of £420,000



## 2. Newberys, Dalwood (EDDC)

- 6 homes (4 x AR, 2 x LCH0)
- AONB - Design impact
- Prominent position on entrance to village
- Complicated legals - private & Local Authority land
- Difficult site - abnormals & drainage issues
- HCA Grant of £280,000
- Overwhelming community support
- Unanimous support at Planning Committee
- Awarded 'Best Rural Development 2016' (De





# 3. Timber Hill, Lyme Regis (WDDC)



- 15 homes (15 x AR)
- Very high local housing need
- AONB
- Visual impact was critical
- Planning officer recommended refusal - approved at committee
- CLT secured feasibility funding of £32k
- HCA Grant of £453,000, LA Grant of £147,920
- Allocations plan secured a change of Council Policy to apply Rural Sustainability Clause (as Urban)
- All let to local people with strong local connections

## 4. Broadwindsor CLT (WDDC)



- CLT serving Broadwindsor Group Parish, site in Drimpton
- 1.5 acre site
- 15 homes (13 x AR, 2 x LCHO)
- CLT secured feasibility grant
- WDDC providing community led grant (£375k)
- Balance of grant to be sought from Homes England
- Issues, complicated land ownership, drainage, affordability of rents for local people
- Planning to be submitted shortly
- Allocations cascade to SSDC (Area West)

## Benefits – Why get involved?



- Community Led – unlocks land
- RP invited in/choice
- Feasibility funding – de-risks Planning/abortive costs
- Feasibility/design work led by CLT
- Balanced programme – rural sustainability
- Planning/Political support
- High grant rates
- Positive PR – Awards/recognition
- Giving something back
- Reduction in void/management costs?



## Considerations

- Location. Demand. LA Support.
- Funding streams/rates
- Project Management & capacity – commitment level
- Affordability of “Affordable Rents” for local people
- Land value (lease premium)
- Financials – impact of Ground Rent
- Allocations Plan/policy
- Legal costs can be high (Option/Lease/Transfer)
- Clauses in the lease – Buy Back
- Policy on vRTB and Mutual Exchange

