



Dear SCLT Member.

16 November 2021

I write to update you on where the Spaxton Community Land Trust (SCLT) is in our project to build affordable houses in the parish for parish residents. We have continued to operate during the covid situation and lockdowns by a mixture of face to face meetings and Virtual Teams meetings. We have partnered with Middlemarch Associates, experts in Community Land Trust (CLT) projects who will advise us on the best way to bring architects and housing associations (HA) on board. We have raised funds through grants to enable the early surveys and preparations toward our final planning proposition.

We have taken 18 months to consider the advantages and disadvantages of the two sites preferred by the village at the original public consultation day (the Peartwater site close to the allotments and the High Street site), we asked for pre- planning advice from Sedgemoor District Council (SDC) on both sites and completed non-contractual Heads of Terms with both land owners. To establish the number of affordable houses needed we conducted a housing needs survey (HNS) based on the proforma used by SDC and had that survey independently validated such that it will meet planning requirements. Most importantly by doing this the CLT owns the Intellectual Property Rights to that survey thus preventing any developer from being able to use the declared number to support a market development.

A public meeting was advertised and held on the 2nd October 2021 when a presentation was given on the work done to that date; the presentation ended with a recommendation as to the number of houses required and the site deemed the best for development. The audience was asked to support the recommendations and did so by a 74% majority from a show of hands.

That recommendation was for nine houses in a mix of three bedroom , two bedroom and one bedroom properties on the High Street site. The exact mix of properties will be decided once we have an HA as a partner, but will reflect a need for downsizing properties in the village consistent with the criteria for eligibility.

The SCLT's focus is now to ask for Expressions of Interest from architects and HAs. The CLT board will consider these at our next meeting to determine the best partners for the aspirations we have for a cutting edge, modern eco- development that will reflect the character of the village.

Finally, be in no doubt that the project in hand will provide affordable housing for parish residents with close association to the village, in control of the village, in perpetuity. In doing so (under current rules) we take away the affordable housing lever for developers to be able to propose a market development of 40% affordable housing and 60% market housing. As we develop our plans we will continue to come back to the community with our recommendations to ensure your support. On a day to day basis do look at the SCLT website where we post information to keep you all informed on www.spaxtonCLT.org or if you have direct questions e mail hodsons73@btinternet.com



Mike Hodson CBE
Chairman SCLT