

Swanage Community Housing Steering Group

Swanage Town Council – Current outline vision of project – agreed by Affordable Housing Working Party on 10th January 2020 and amended following meeting held on 2nd September 2020

Steering Group Aspirations

- The housing should be for local people, these can be young people and/or people who are important to the economy and society of Swanage and who otherwise would be unable to find housing that they could afford.
- Applicants will be drawn from the Dorset housing waiting list (Homechoice Dorset) so will need to meet the relevant eligibility criteria. We also anticipate that there will be a Local Letting Plan with additional eligibility criteria, to enable local Swanage needs to be met.
- A number of sites have been identified and these need to be evaluated.
- The first development should be relatively small in scale (up to 6 new homes), and appropriate to the size of the site.
- Further to the results of the Housing Needs Survey, the CLT aims to provide housing for local families with young children and/or local keyworkers. Therefore, the sizes and layouts of the homes should meet the needs of these client groups.
- Some initial preference for a Community Land Trust, but open-mindedness to different delivery vehicles. Some discussion of potential for a co-operative model.
- Key priority is exclusion from the 'Right to Buy' legislation. Noted that covenant in lease/land transfer should be enough to secure this.
- Social rent seen as best approach, potentially 60% of market rents. This seen on par with other ex-council tenancies.
- In design of properties, noted that there was a need to design out features that would lead to expensive service charges (e.g. a lift).
- Future management of the scheme should be a small scale and local as possible, again a co-operative approach a possibility. Noted that it may be difficult to identify a small housing association willing to work on a small scheme.
- Need to resolve STC's involvement, perhaps have a 50% representation on the trust, subject to legal advice.

Commented [FA1]: This covers off several of the issues raised on 02/09/20:-

- Keyworkers – this would be part of the Local Letting Plan
- Not housing people that could afford to sort their own housing needs out without this sort of assistance – they wouldn't be eligible to be accepted onto the waiting list in the first place

The desire to not be tied to the waiting list was raised on 02/09/20. This is unavoidable. All people would have to access the houses through Homechoice Dorset, but the Local Letting Plan criteria would add additional, more local, requirements.

Commented [FA2]: Added following meeting of 02/09/20

Commented [FA3]: Good to know that co-ops and CLT are also exempt from the new Right to Shared Ownership!

Commented [FA4]: Social Rent is a set calculation which has reference to notional property values in January 1999, local earnings levels and the number of bedrooms.