

Pulborough CLT Questions and Answers

What area does the CLT cover in the Parish of Pulborough? It includes Pulborough village, Codmore Hill, Nutbourne and Brinsbury, but not Adversane, Coldwaltham or West Chiltington.

Why does Pulborough need affordable housing? – Rents in Pulborough are over double what a single person or a couple on an average salary can afford. Without more really affordable housing our children will have to move away, there will be a lack of key workers and we will fail to attract people to work locally.

What is really affordable housing? The government has defined this as 80% of the average local market rent, but we are aiming at 40 or 50% which is affordable for someone on an annual income of £25K.

How can a CLT make houses available to buy or rent so cheaply? CLTs rely partly on getting land at below market value as land costs account for nearly half the value of a property, economical build costs and are a non-profit making organisation, therefore costs are minimised. CLTs are also able to access funds specific to community led housing such as the Community Housing Fund (CHF) for both pre-development and capital costs.

Why might a landowner offer his land at below market rate? CLTs across the country have landowners that want to see their land being used for the benefit of local residents, so are willing to make their land available for that purpose at well below market rates. Additionally it allows the landowner to have some say in the development.

Where is the CLT going to get the money to build these houses? The government has made money available via the Community Housing Fund, plus there are ethical banks willing to lend to CLTs at below market rates. Many CLTs build some houses for sale and some for rent and use the sale revenue to cross finance the development.

What type of houses will the CLT build? That is for the membership to decide – however, we anticipate a mixture of flats, maisonettes and houses for single people, young couples and families. Other community-based facilities may also be considered.

How many CLTs are in operation across the country? There are some 220 CLTs, some local to Pulborough, check out Angmering CLT <http://angmeringclt.org.uk/about-us/> who have recently received planning approval for 12 new homes and Midhurst <https://www.midhurstclt.org/about-us> who are currently evaluating land options.

Won't the housing have to be cheap and high density? No. CLTs generally develop attractive properties that fit in well with the village.

Is this social housing under a different name? No it's not, as the community – via the CLT - will have a say as to whom is eligible.

How long before the CLT houses will be available to rent or buy? Hard to say – but we hope our first properties will be available within 3-10 years.

Will there be self-build options? That certainly may be an option.

Don't we already have too many houses in Pulborough? To meet government targets Pulborough will need to add around 20 more 'dwellings' a year over the next 15 years – it would be good if these included a number of community led affordable homes.

How does all this fit in with the Neighbourhood Plan? Pulborough CLT are working closely with the Neighbourhood Plan team and it is hoped that some sites can include affordable housing, however a CLT can tackle sites that are unsuitable for developers.

What about the impact on local services e.g. schools, medical centre, roads, parking... if you build more homes? This is a key issue. One of the advantages of a CLT is that decisions about how it is developed are in the hands of the community.

Surely the developers can be required to include affordable housing in any new development? Typically they are expected to provide around 30% affordable within the scheme but in practice they often buy their way out of this commitment. Furthermore the end product is often not of good quality build or design and crucially not locally affordable, with rents at 80% of market values and unaffordable shared ownership models.

Who decides who gets the housing, and how? The CLT membership agree the housing allocation policy and this is managed either by the management team or by a housing association on their behalf.

Will people outside Pulborough parish be considered for housing? Only if they work in the parish.

What will happen to the house when the initial owner moves on? The property remains remaining in the village's ownership in perpetuity to provide housing for future generations as well.

What is to stop the occupier selling it on at a market rate later? All CLT homes remain affordable in perpetuity with ownership capped to prevent outright ownership. The contract with the occupier can specify that the CLT retains control over the sale price and who will be eligible.

Who is currently involved? We currently have a management team of 4 local people, a steering group of around 20 people with a growing membership.

Do the Pulborough Parish Council and Horsham District Council support the CLT? Yes, members of the Council and Pulborough Community Partnership were instrumental in launching it.

Why does the CLT need more members? To ensure the initiative is community supported and led, provide the people skills to make it happen, encourage landowners to support by providing land opportunities and to demonstrate to funding institutions that there is local support for the CLT.

Why should I join? By joining you will be demonstrating local support, be able to contribute in the decision making, have a say/vote on the various development options, ensuring what's beneficial for your/our parish.

How much will it cost for me to join? Just £1. Many members buy more shares as a means of funding the CLT however, this does not buy additional votes. One member one vote.

What happens to my joining fee? It goes towards funding the running costs of the CLT.

What happens if I move out of the parish once I've paid my membership fee? The membership fee is non-refundable and if you leave the parish you will no longer be a member.

Can I join any time during the process? Yes.

Can people from outside Pulborough parish join. No.

What am I committing too in becoming a member? The level of involvement/commitment is very much dependant on the individual, if you wish to take an active role then you will receive periodic newsletters and attend general meetings, probably once or twice a year or if you have skills or knowledge that can contribute to the success of the CLT then the involvement could be a few hours on a periodic basis. You may also be interested in becoming a trustee on the board at some point also.