

# Community Council meeting 25/05/24

## **GCLTs proposal:**

GCLT is a Community-led organisation aiming to increase the supply of genuinely affordable housing for local people in housing need. The proposal for the site on Providence lane is for:

- 14 genuinely affordable local needs homes
- Two acres of public access green space
- Two acres of productive growing space

## **Affordability**

- Homes must be occupied by someone with a strong local connection and who is in housing need
- Homes must stay affordable in perpetuity (i.e. forever)
- The CLT retains the freehold of the site to ensure the criteria applies to all subsequent residents
- Residents can buy up to 60% of the leasehold in their homes
- Rents are payable on the remaining percentage, which must be used for the benefit of the local community

See: Affordability, Allocations & membership policies on website for more details

## **Updates:**

### **Community consultation dates were:**

- 28th June - drop-in session
- 5th July - professional launch
- 8th July - drop in session
- 12th July - Consultation event and presentation

### **Results**

- 63% of people would like to be involved with Gwyr CLT in some way - as a future supporter, resident or board members
- 66% of respondents believe the site could be suitable when designed properly
- 68% of respondents believe the proposed number of houses is 'just right'; or too few for the site

- When asked about their aspirations for future housing in Bishopston:
- 58% mentioned affordability
- 52% mentioned energy and efficiency and sustainable growth

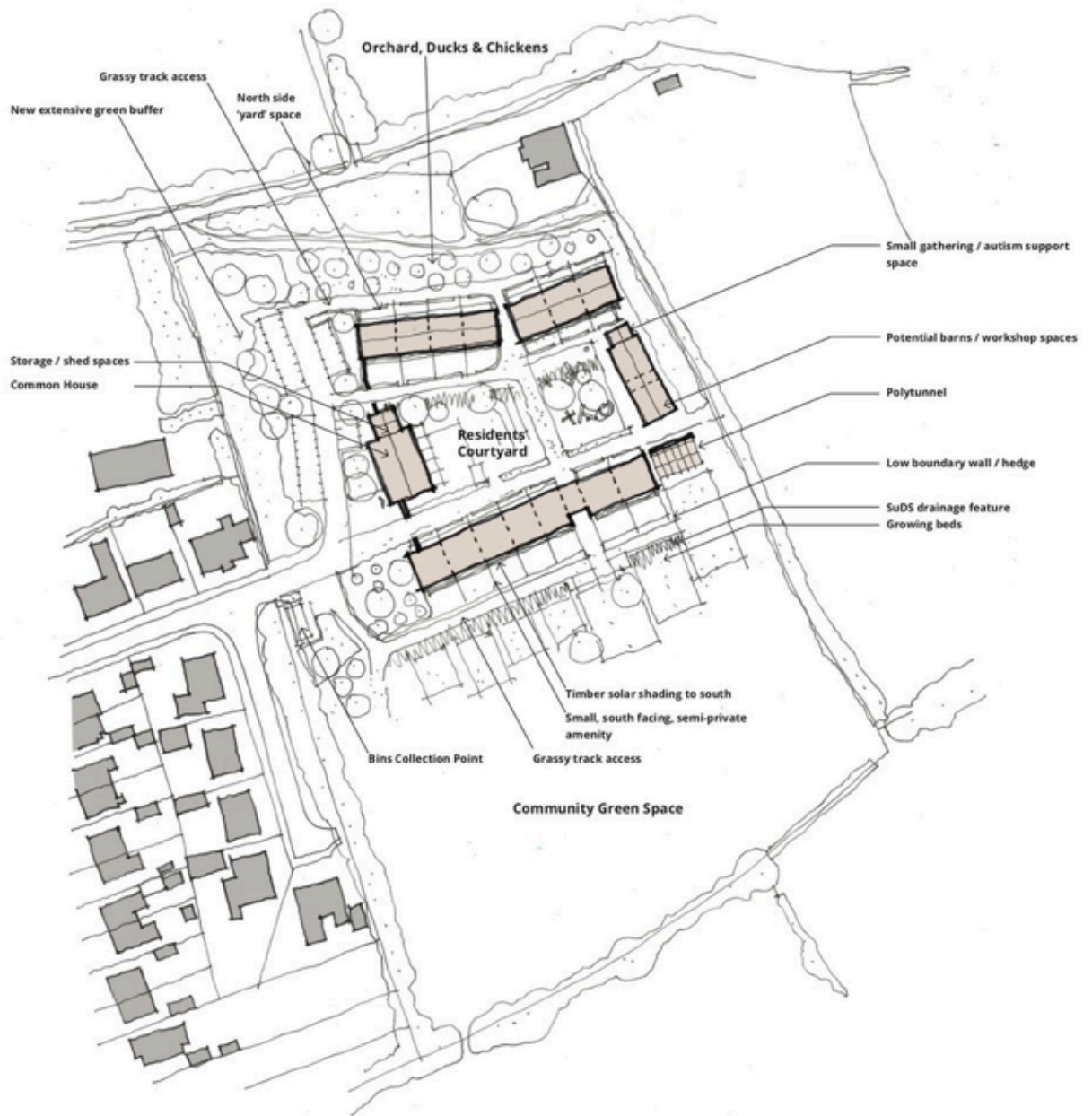
Based on 92 responses from residents of Bishopston, Murton, Fairwood, Pennard & Gower

## Design/layout feedback

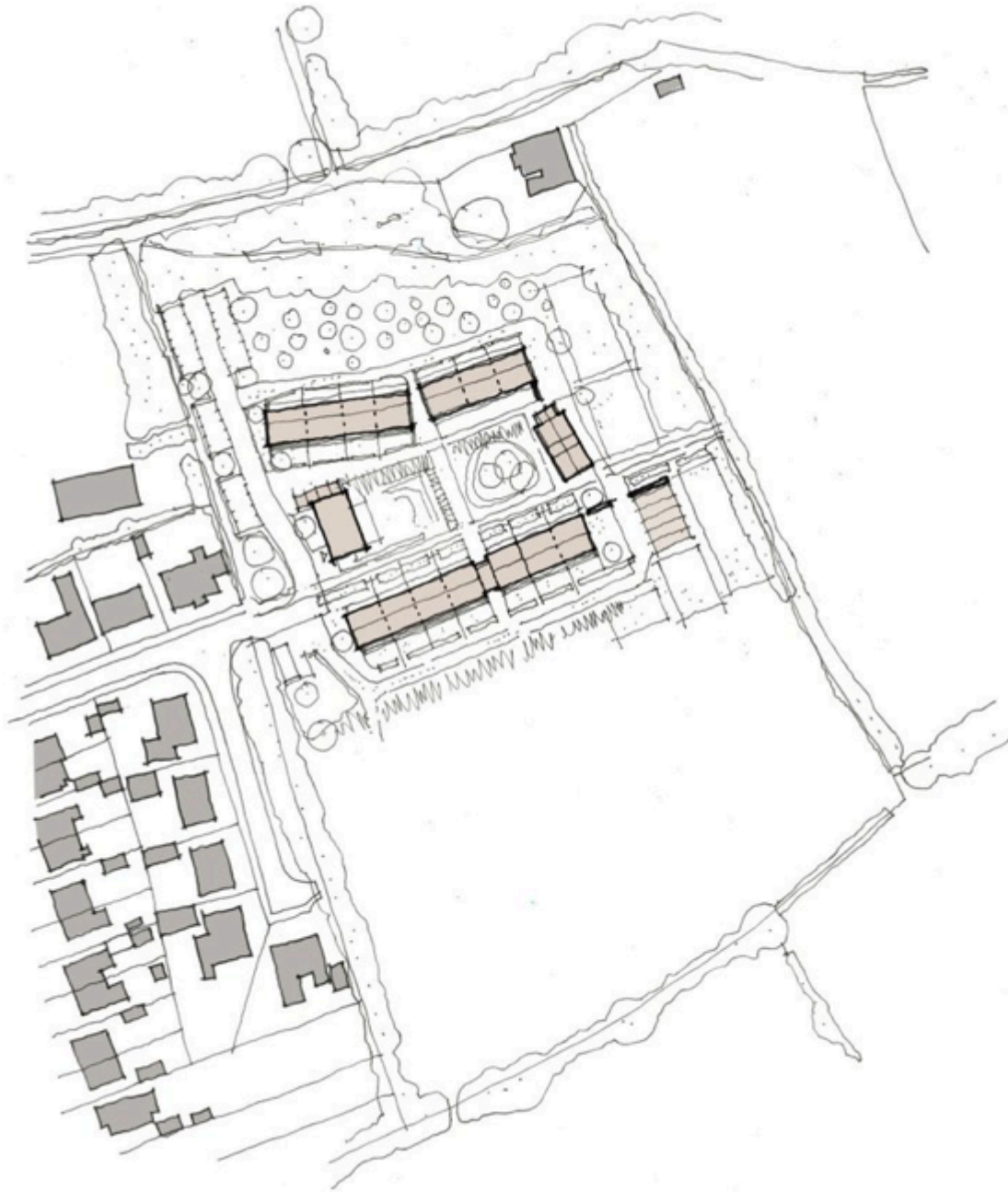
### Design option 1: Initial proposal layout:



## Design option 2:



**Design option 3 (The most popular design):**



## **Funding**

- Pilot project for community-led approach to housing
- Approx £800,000, roughly 30% of the project cost
- For 14 permanently affordable homes for people with a local connection
- For the creation of two acres of public access green space and two acres of productive growing space
- This amount will be held by GCLT on the behalf of the local community i.e. it cannot be owned by residents

## **Recruitment: Board members**

- 2 - 4 non resident board members to join our board of directors
- Ideally Bishopston based
- Must be from the local area: Bishopston, Fairwood, Pennard, Mayals, Mumbles, West Cross
- Responsibilities:
  - Ensure decisions and actions taken by working groups align and support the vision and aims of Gŵyr CLT
  - Provide expertise and experience to help achieve our vision for genuinely affordable local needs housing
  - Overseeing the recruitment of new resident members and board members
  - Manage the surplus generated through rents for community benefit
  - Contribute 6 hours per month inclusive of a monthly board meeting
  - Applications from April 2023

## **Recruitment: New residents**

- 8 new resident households
- Must meet Swansea Council's criteria for local needs affordable housing:
  - Affordability – Resident members must be unable to afford to buy a home on the open market, and be able to afford to buy or rent an affordable home at levels offered by Gŵyr CLT housing.
  - Local connection -
    - Have lived in the area for 5 years
    - Have worked in the area for 9 months
    - Need to move to the area to care for a close relative
  - support the values of Gwyr CLT e.g. to provide permanently affordable & sustainable housing for these in housing need

- Initial members must be willing to contribute between 15-30 hours per week to building their own homes in exchange for 'sweat equity'

## Appendices

### Qualifying Criteria from Swansea Council's policy H6 local connection criteria

All houses provided by Gŵyr CLT are identified as "local needs housing" and therefore will only be occupied by a qualifying household who meet one of the following criteria:

Applicants who are resident within the area who have been resident for a continuous period of at least 5 years immediately before making an application;

Applicants who have been resident within the area for any period of (or periods totalling) greater than 5 but less than 10 years within the previous 10 years immediately before making an application,

Applicants who were previously resident in the area and who have an immediate family member(s) currently resident in the area and where the immediate family member(s) have been resident within the area for a continuous period of at least 10 years immediately before the housing application was made and intend to remain. 'Immediate family' means a parent or parents, a child or children, or a sibling or siblings;

Applicants who need to move to the area to enable them to either give or receive support to or from an immediate family member. 'Immediate family' means a parent or parents, a child or children, or a sibling or siblings or other relationships where a genuine need to give or receive support is demonstrated to the satisfaction of the City and County of Swansea;

Applicants who currently live in the area needing separate accommodation, for example married couple and people living in tied accommodation on retirement; 3

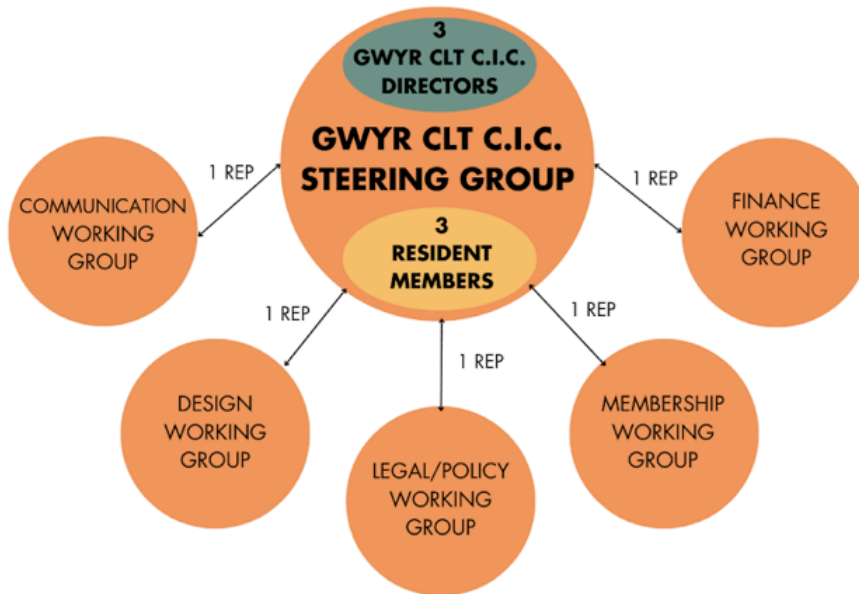
Applicants who work either full time or part time within the area. Part time employment in this case is defined as being a minimum of 10 hours each week;

Applicants who need to move into the area to take up full or part time work.

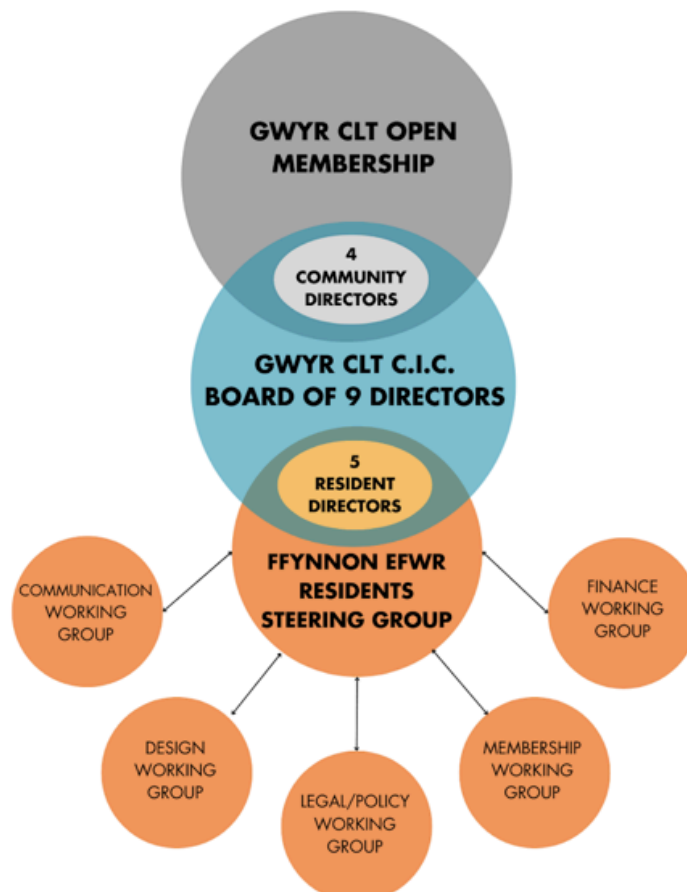
The area is defined as: Bishopston, Pennard, Fairwood, Mayals, West Cross & Mumbles

## Board structure

Current:



Development stage:



## Post-Development stage:

