

## Ian Anderson Presentation to Parish Council on 8<sup>th</sup> April 2015

### Proposed Community Land Trust

My name is Ian Anderson. My wife, Angelica and I have lived in Alderton for some 20 years now. We've 3 children who've had to leave the village, and would like to return to bring up our 3 grandchildren in the same village where they themselves grew up.

I'm sure there is also a housing need within the Parish. Some people will be finding their house too large, and some will be finding stairs becoming increasingly more difficult and need a bungalow.

These needs could be met through the Community Right to Build, and the setting up of a Community Land Trust. Rose is about to give a short presentation describing how this would work.

I see this as a win win opportunity. On the one hand, I'd be able to provide my 3 children with a house in the village, and on the other hand, the Land Trust would be able to provide Affordable Housing for the benefit of local people.

I would bequeath land to the Trust. There would be no cost to the Trust whatsoever. The Community would retain a substantial equity in the housing in perpetuity. The Trust would have total control over allocation policy, so that when a house was vacated, it would be offered to someone within the community.

Rose will give examples of similar schemes where houses have been provided at 40 to 50% of Market Value. This can be achieved by virtue of low land purchase cost and by the fact that they are not being built for profit.

Also by people giving of their time and skills. I myself, was a Chartered Quantity Surveyor and Project Manager before retiring 4 years ago. I'd be happy to assist the Trust in getting tenders for the work.

Affordable Housing need not be synonymous with poor quality. In bequeathing land to the Trust, I'd have two provisions. One, that the houses would be constructed in traditional Cotswold cottage style, single storey or with dormers, and with Cotswold stone front elevations, similar in style to the photos I've provided. I believe this would be in keeping with this conservation village.

My second provision would be that the houses should be relatively few in number. This would be a "Not for Profit" development and it shouldn't be necessary to design to a high density. The number of houses should have regard to the small size of the village and would be decided by the Trust, following consultation locally and with the Council Planners.

## **The Site**

I've provided photos and a plan of the site which is approximately one acre in size. . There's an existing entrance directly off the roadway and leading to the garages for Arland House.

From the photos, you will see that the site is screened by trees and hedging. The visual impact would be slight, and there'd be no visual impact whatsoever on The Street itself.

An Architect would be appointed to design the scheme. I see this as a wonderful opportunity to show how high quality, traditional Cotswold cottage housing may be achieved within a conservation village. It could have potential to receive awards.

I'm conscious that there will be concerns over proposed housing within the village. No doubt some people will be opposed in principle. Others may be more concerned over the number and visual appearance. I'd like to pass around a photo of the type of house I envisage. I think this may help to allay those concerns.

Further housing in Alderton may impact slightly on village residents. However, I'd ask them to weigh this against the life-enhancing change to those local people who are allocated the new houses, and are able to share the benefits of living in the village.

At this initial stage, I would ask for the Parish Council's agreement for a Housing Survey to be carried out to establish housing need, and to a consultation exercise to determine the level of support for a Community Land Trust.

Thank you. I'll now hand you over to Rose.