



SCATA

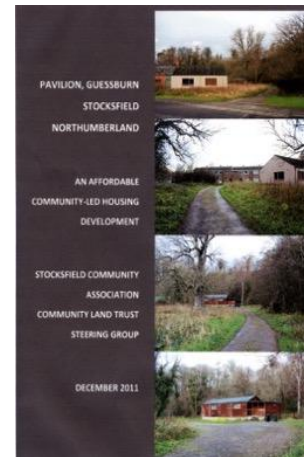
A community owned company



Providing affordable community-led
homes in a semi-rural village

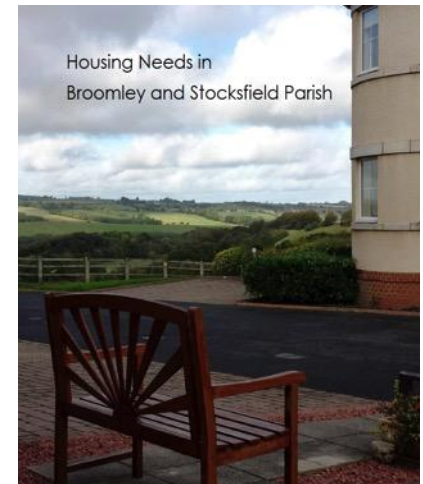
Getting started

- Parish Plan 2009
- Parish Council agrees to explore setting up a Community Land Trust for the village
- Feasibility study grant from Northumberland County Council 2010
- Steering Group of interested individuals formed in 2010
- Community Association sets up SCATA as its trading arm in 2011
- A not for profit company limited by guarantee with 6 local Directors
- Initial focus on affordable homes on available brownfield sites
- Early discussions with Isos (now Karbon Homes) and the Homes and Communities Agency



Getting started

- On-going support from Northumberland County Council's Social Enterprise team
- Good working relationship with Parish Council
- Jointly commissioned Housing Needs Survey
- Meeting the HCA's Community Led Development criteria
- Seeing is Believing grant from Community Land Trust Network



Our first housing project

- Locally-owned brownfield site and County Council asset transfer site
- 7 affordable homes for rent
- £364,000 HCA grant, through 2011-15 Affordable Homes Programme
- Partnership Agreement with Isos Housing (now Karbon Homes)
- Extensive local publicity and community engagement



HEXHAM COURANT
Friday, October 5, 2012

Home thoughts

NO one doubts the need for additional homes across Tynedale.

But we must accept that such developments come with a price.

We have to accept homes being built within or near to existing communities, without the temptation to adopt the stance of Nimbys.

And along with that, as demand for housing falls more into line with supply, we have to expect downward pressure on overall house prices.

In return, there will be greater potential for younger people to continue to live in their local communities. It is an option currently out of the financial reach of many.

In Stocksfield this week, we read details of a wonderful scheme which is tackling this fundamental issue head on.

Local people have come up with proposals which will create affordable housing and at the same time enhance the local environment by putting dilapidated sites and buildings to good use.

Such schemes are to be applauded, and hopefully extended to other communities across our district.

Also in Stocksfield this week, however, we read of the ludicrous proposals to create a huge housing development on a precious green belt site.

Such schemes highlight the flaw in the Government's recent pledge to open up green belt areas for development.

It hands over responsibility for the direction of local planning policies into the hands of land and property speculators, whose motivation is not community good but individual and corporate wealth creation.

If the Government's localism mantra is to have any credibility, then local planning controls must remain firmly in the hands of local people.

Courant Opinion

Our first housing project

- Legal complexities with both sites – site purchase finally completed in June 2014
- Start on site July 2014; completion February 2015
- Broad community support; some local objections; unanimous NCC Planning Committee approval
- Recycling £100,000 site purchase money into new sports facilities in the village

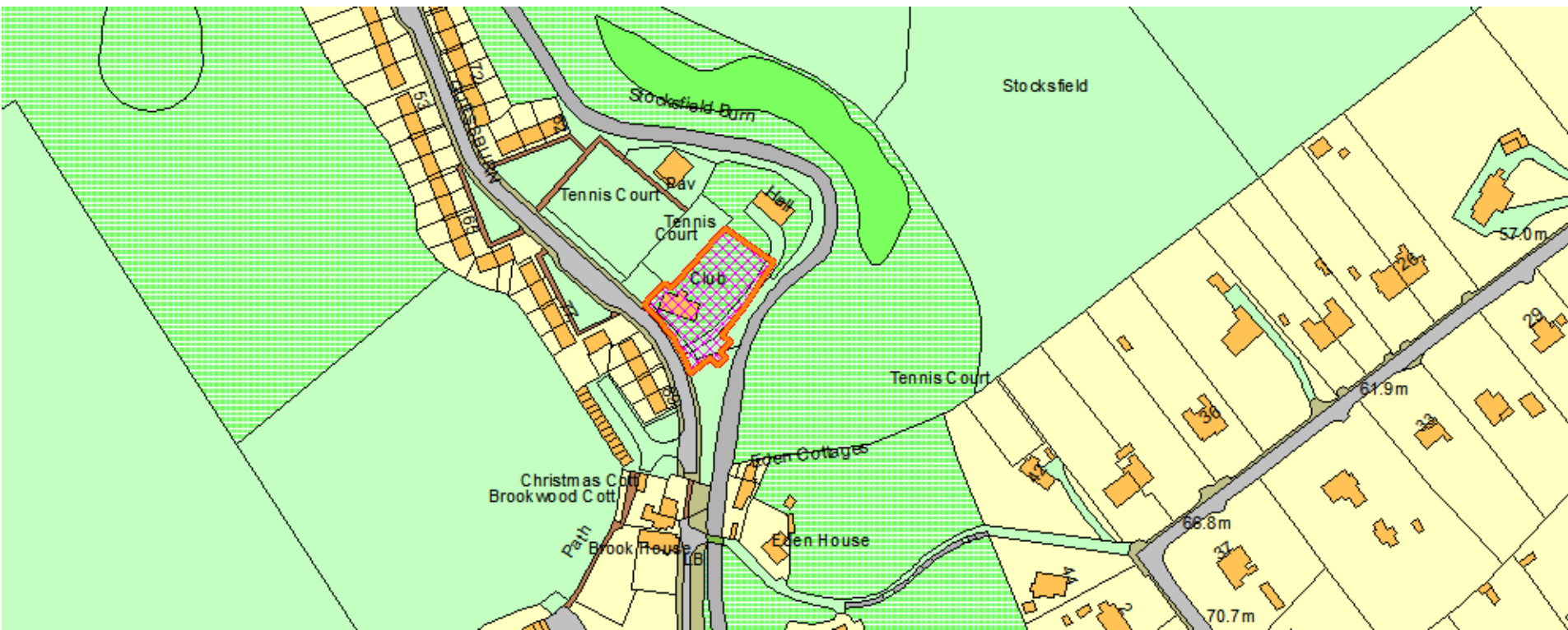


Our first housing project

Local Lettings Plan – rented homes for people with a strong local connection

Rent levels between £85 and £100 a week

125 year lease agreed with ISOS; SCATA receives ground rent of £1450 a year













NHA NATIONAL HOUSING AWARDS 2015

EXCELLENCE IN AFFORDABLE HOUSING



Learning lessons

- Development takes time! You have to be in it for the long term
- It's important to put the right 'team' in place
- A good working relationship with Local Councils pays dividends
- Community-led projects are attractive to Government and some housing associations
- There is plenty of funding around now
- There is a lot of good practice to learn from up and down the country
- Any development will always create opposition – handle it sensitively