

Beer Community Land Trust

Public Consultation in connection with Proposed Community Affordable Housing

Change of use; The Old Beer Social Club with employment to Community Affordable Housing

Consultation period; 9th September 2019 to 27th September 2019

Public open day; Mariners Hall 10am to 2pm Saturday 21st September 2019

Document list

1. Background to club and consultation
2. The Proposal
3. Definitions of “Housing Need” and “Local Connection”
4. The consultation form.



Why are we undertaking consultation on change of use of the old Beer Social Club

Beer Community Land Trust (CLT) is applying to redevelop the old Social Club site for community housing. This will require a change of use from 'employment and community use' to 'domestic housing'. In order to comply with planning policy, we have to consult with the community on their preferred options for a change of use.

Background

Beer Social Club was established in the 1920's following the donation of the site by Clinton Devon Estates. The original timber framed building was built on this site. It was extended in the 1980's following the donation of a further parcel of land by Peter Dormer to allow the construction of the skittle ally.

The club was regularly used for village events and hosted the skittle teams and matches for many years when it was run successfully on a part volunteer and part paid staff basis. Over the past 15 or more years it has had to have a number of cash injections and reorganisations and was teetering on the brink of insolvency. In August 2016 it was closed and declared insolvent due to falling revenues and lack of use

The club was marketed by a local firm of estate agents from September 2016 to September 2018, as a club/commercial premises or as a potential domestic building site (no planning applied for). To our knowledge, there were no offers for use as a commercial premise and the club's management committee finally agreed a sale to Beer CLT in November 2018, who are now applying for planning permission to develop seven affordable homes for the people of Beer.

The Club had, in the past, proved to be a popular venue however in recent years membership and use had declined dramatically. This could be attributed to various factors, change in user habits and expectations, quality of the facilities and prevalence of alternative venues in the village. There are currently three public houses in the village, one of which has a skittle ally, a large community hall with stage, bar and sports facilities, a large church hall suitable for meetings and two sports clubs with bar and meeting room facilities:

- The Dolphin
- The Barrel of Beer
- The Anchor
- The Mariner's Hall
- The Congregational Church Hall
- Beer Sailing Club
- Beer Football Club

The loss of the club is regretted but was sadly inevitable given the lack of use. Whilst there are employment implications, these are minimal as in its former use, employment was only one or two part time staff working the bar and cleaning. The loss of the community facility, while unfortunate, is mitigated by the number of alternative venues throughout the village

The proposal

The proposed change of use is to provide seven affordable houses, owned by Beer CLT; a community, 'not for profit' organisation. The houses will include four, 3-floor, 2-bed houses and three, 1 and 2 bed flats each giving level access, suitable for disabled or elderly occupants.

Four houses will be available for 'affordable rental' (80% of the market rate) and three will be available for 'shared ownership' purchase (allowing 50% to 75% ownership with the rental element on the balance of ownership discounted by 20%).

The houses will be owned and managed by the Beer CLT with a condition that rental houses must be offered to people with a housing need and a strong Beer connection (see below). The shared ownership sales houses will also be conditioned so that initial and any future sales must be to people with a housing need and a strong Beer connection (see below).

Should the planning application come forward it will be subject to assessment and consultation by the planning authority who will take the decision to approve or refuse.



Allocation Criteria Rental Housing Units

Local Needs Persons

Are applicants on the Council's Housing Register ("the Register" **Devon Home Choice**) and will be selected and allocated for the Affordable Housing Units in accordance with criteria below.

Eligibility of applicant's shall first be determined in accordance with the following priority order with 1 being the highest priority:

1. First, applicants with a Local Connection to the Principal Parish who are in Bands A-D of the Register
 2. Second, applicants with a Local Connection Neighbouring Parishes who are in the Bands A-D of the Register
 3. Third, applicants with a Local Connection to the Principal Parish who are in Band E of the Register
 4. Forth, applicants with a Local Connection to the Neighbouring Parishes who are in Band E of the Register
- Fifth, applicants with a Local Connection to the District of East Devon who are on Bands A-E of the Register

Local Connection

Means a person with a connection to a parish or parishes (as appropriate) demonstrated by one or more of the following categories prioritised 1 to 3 with 1 being highest priority;

1. persons who have been ordinarily resident therein for a period of 3 years immediately prior to being offered a home or for a period of 5 years at some time in the past
2. persons not resident therein but either employed in the parish on a permanent basis, or self-employed with a permanent work base in the parish, for a continuous period of 1 year and for at least 16 hours per week ,or
3. persons who can demonstrate a close family connection, one in which a caring dependency can be identified, to the parish. A close family connection is one where the person's mother father son or daughter or sibling has been ordinarily resident in the parish for a continuous period of 5 years immediately prior to the offer of one of the homes.

Summary of consultation results

Consultation period; 9th September 2019 to 27th September 2019

Public open day; Mariners Hall 10am to 2pm Saturday 21st September 2019

The consultation was widely advertised throughout the village using word of mouth, traditional hard media such as notices as well as through social media sites and the CLT and Village web sites.

The Public open day was held in conjunction with the Horticultural Society Coffee Morning which increased the number of attendees.

Response forms could be filled in by downloading and printing the form, picking up a form from a CLT member or online via Survey Monkey. A total of 51 were filled in online and 35 hard copy returns. There was a total of 86 returns made however not all were fully completed. Data has been used from partially completed returns.

Data Summary

1. The vast majority of respondents, 88% were permanent residents.
2. 85% of the respondents did or had used the club when it was open although less than this number, 31% were members when it closed.
3. It is difficult to be precise regarding frequency of use due to the nature of the response. The most frequent use was "all the time" which could be several times a week. Other responses were once or twice per year. Based on the data its reasonable to say average use of respondents was once a month.
4. 31% of the respondents were members in August 2016 when the club closed.
5. 8% of respondents used to volunteer to run the club but 14% said they would if it reopened.
6. 14% said they would help to fund a club if it reopened.
7. The reasons for visiting the club were various with the main reasons quoted; to play skittles, snooker, darts, bingo and quiz's. The next most frequent response was for the Pumpkin Show. A number of respondents just said to socialise with family and friends and as a party venue. Access to Sky Sports and cheap beer was also stated as a reason for visiting.
8. Now the club is closed respondents used the local pubs to provide a venue for the sports activities. The Pumpkin Show is now held in the Mariners Hall. A number of respondents said they stayed at home and a couple said they went to Colyton or Seaton for Skittles.
9. When asked about a potential change of use for the site 81 respondents or 94% supported the change of use to allow community housing. 5 responses or 6% supported the reopening as a community club. There was no support for use as a commercial club or pub, private housing or employment land. No other alternatives were suggested.
10. When considering the issues relating to the type of housing to be provided and any conditions that should be applied the results in order of priority to the community was;
 1. Local connection of applicants
 2. Affordable rented
 3. Affordable shared ownership
 4. Applicants in housing need
 5. Two bedroomed houses
 6. One bedroomed houses
 7. Car Parking
11. Preference of tenure was evenly split between 4 rental and 3 shared ownership and 3 rental and 4 shared ownership.

12. The number of people wanting or knowing of people wanting affordable rented or shared ownership housing was 55 and 56 respectively or 69% of respondents.

Consultation conclusions.

Whilst the Social Club was held with affection by many people in the village its popularity had waned in recent years resulting in it becoming unviable due to the numbers using it and the costs of maintaining the fabric and service at the required level. Only a small number of people helped in the club or suggested they would offer help in the future. The facilities and services provided by the club have now been adequately filled by pubs and other community buildings.

There is overwhelming support for the site to be used for community housing and the survey indicated a significant demand for both rented and shared ownership housing.

A local connection to Beer of applicants for housing was the highest priority, housing need of applicants was a lower priority. The need for rental property as opposed to shared ownership was evenly balanced as indicated by answers to the tenure questions.

Two bedrooms were considered more necessary than one bedroomed houses and parking, while important was the lowest priority.

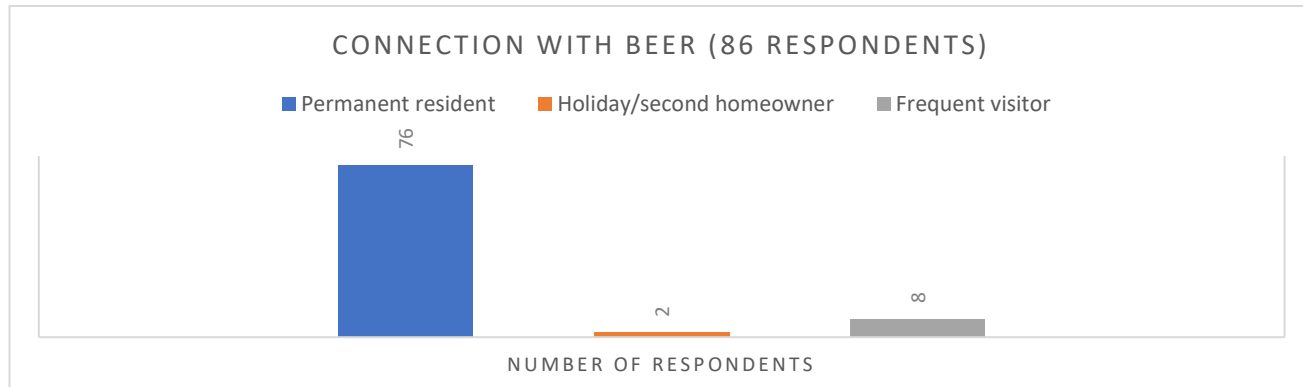
To conclude the consultation supports the change of use to community affordable housing, it should have local connection as the first priority in qualification and two bedroomed houses are preferred over one bedroom. There is near equal preference for rental or shared ownership and the majority 69% of respondents needed or knew of people in need of affordable housing, rental or shared ownership.

Consultation Questions and Results

About you and your relationship with the Social Club:

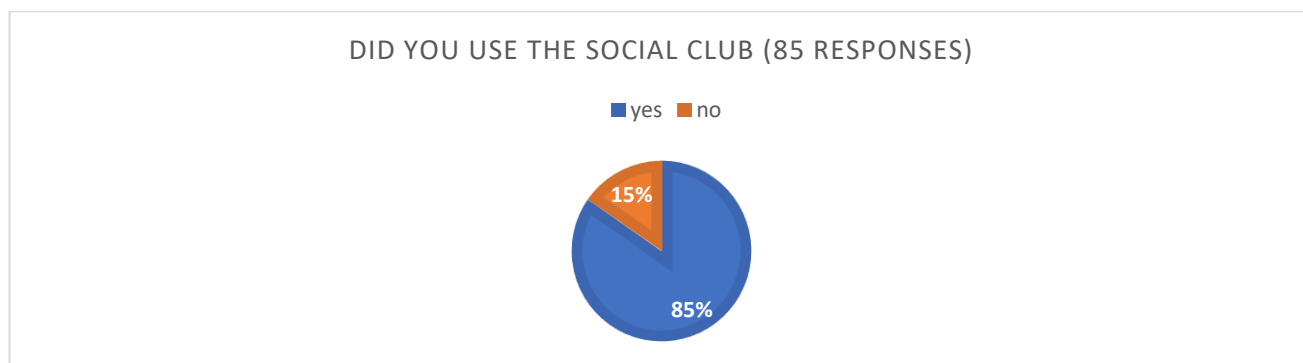
1. What is your connection with Beer?

- i. Permanent resident
- ii. Holiday/second homeowner
- iii. Frequent visitor



2. Did you visit the Social Club when it was open?

Yes No

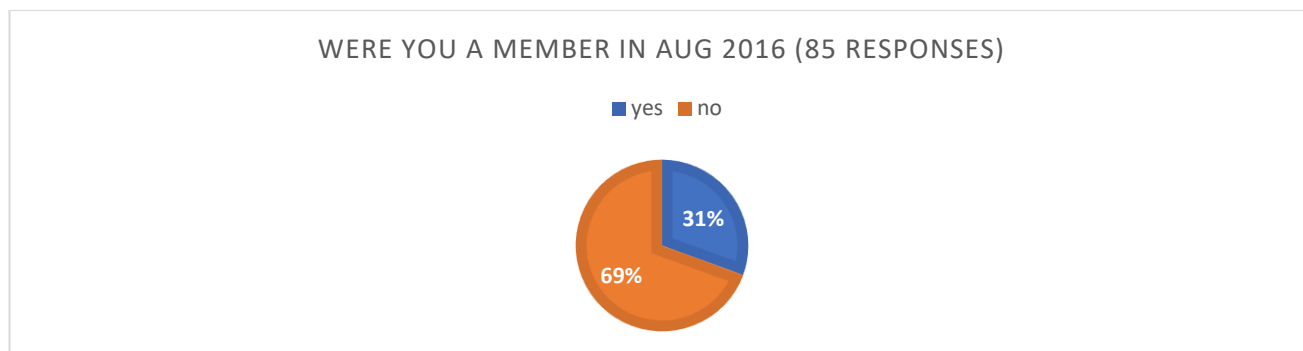


3. How often did you visit the Social Club? ___per week, **or** ___per month, **or** ___per year

Answers vary from “all the time” to once per year. Assessment of narrative responses estimate average use once per month. (data available if required)

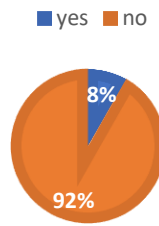
4. Were you a member of the Social Club in August 2016?

Yes No



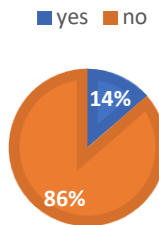
5. When the Social Club was open did you volunteer to help run it? Yes No

DID YOU VOLUNTEER TO RUN THE SOCIAL CLUB (85 RESPONSES)



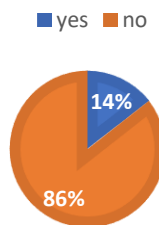
6. If the Social Club were to reopen would you volunteer to help run it? Yes No

IF THE SOCIAL CLUB WAS TO REOPEN WOULD YOU VOLUNTEER TO RUN IT? (85 RESPONSES)



7. If the Social Club was to reopen as a community club would you help to fund it? Yes No

IF THE SOCIAL CLUB WAS TO REOPEN WOULD YOU HELP FUND IT ?M (85 RESPONSES)



8. What were your main reasons for visiting the Social Club when it was open?

i. _____

ii. _____

9. Now the Social Club is closed, where do you go to participate in (i & ii above)?

I. _____

II. _____

The nature of the response to these questions made discrete analysis difficult to quantify, narrative data is available however trends detailed in the summary have been assessed for the purpose of this report.

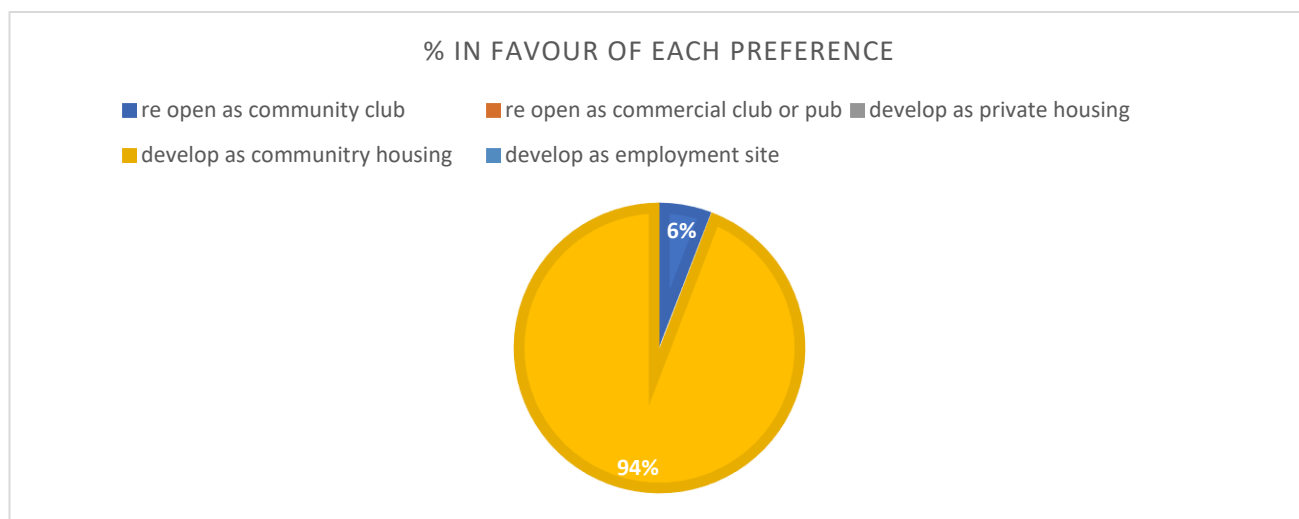
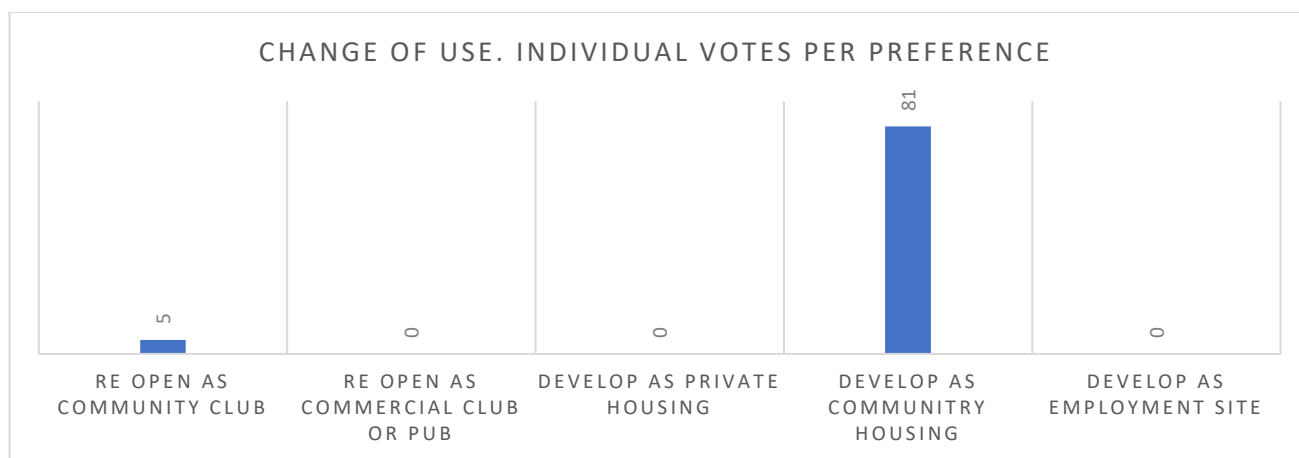
Considering the application for change of use;

10. Given the current circumstances, what would be your preferred option for reuse of the club building and site?

(Please circle your choice)

- I. Re-open as a community club
- II. Re-open as a commercial pub or club
- III. Develop site as private housing
- IV. Develop as affordable community housing as proposed by Beer CLT
- V. Develop site for employment
- VI. Other

If you have circled v. or vi. Please add suggestions,



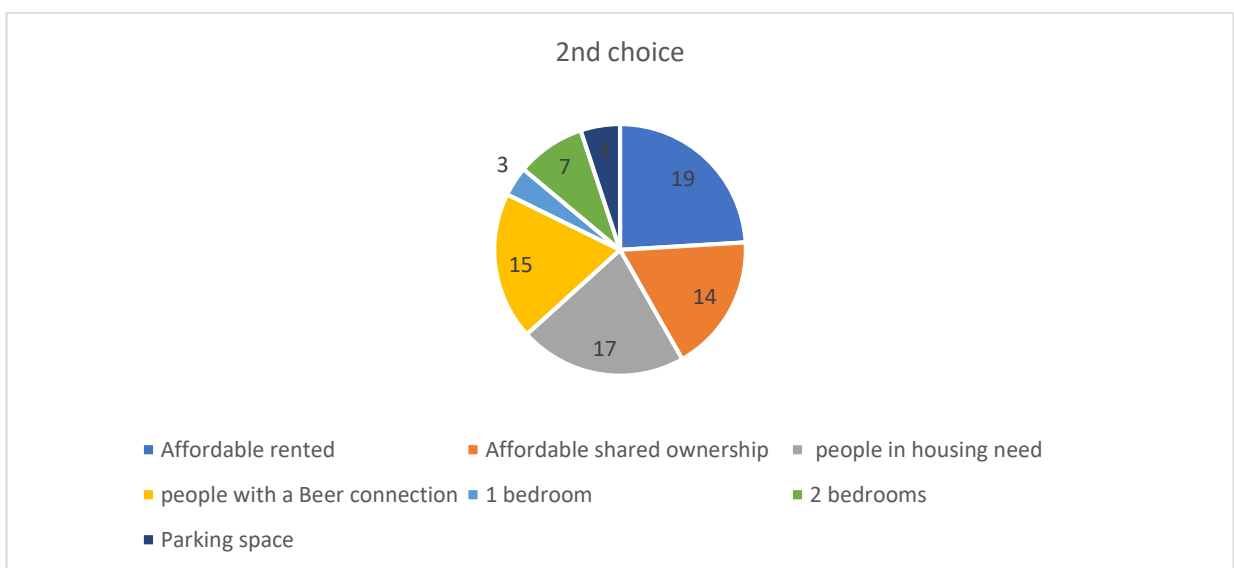
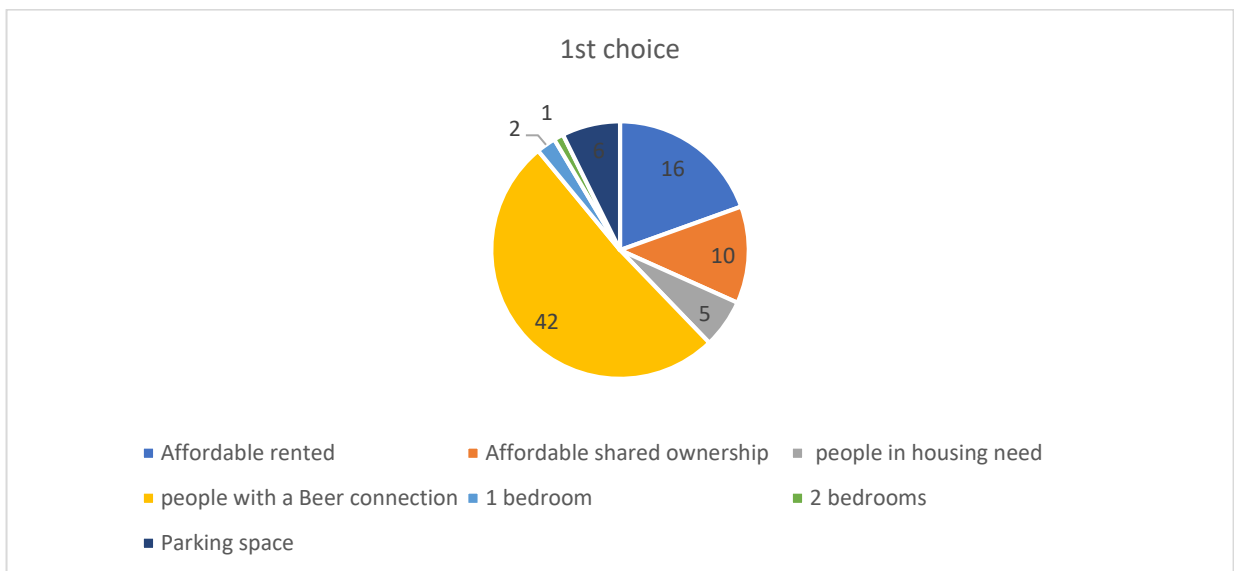
Thank you for your participation so far. If the majority response is to support redevelopment as affordable community housing, as proposed by Beer CLT, it will be very useful to the CLT to understand the preferred development options, proportions of rental and shared ownership and how many people would be interested in the houses.

Please complete the remainder of the questions to help us determine the development strategy.

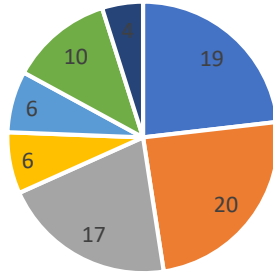
11. If your preferred option is “develop as affordable community housing” please rank the following 1 to 7 in order of importance to you. (1 = highest importance 7 = least important)

- () Affordable rented (80% market rent)
- () Affordable shared ownership or discount purchase (50% to 75% ownership)
- () Restricted to people in housing need
- () Restricted to people with a Beer connection
- () 1 bedroom
- () 2 bedrooms
- () Parking space

Results presented as number of votes per category and 1st to 7th choice

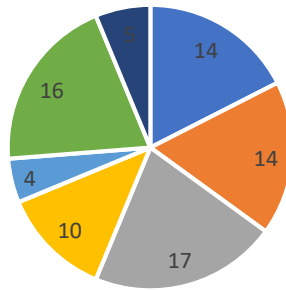


3rd choice



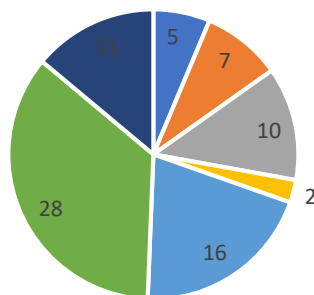
- Affordable rented
- Affordable shared ownership
- people in housing need
- people with a Beer connection
- 1 bedroom
- 2 bedrooms
- Parking space

4th choice

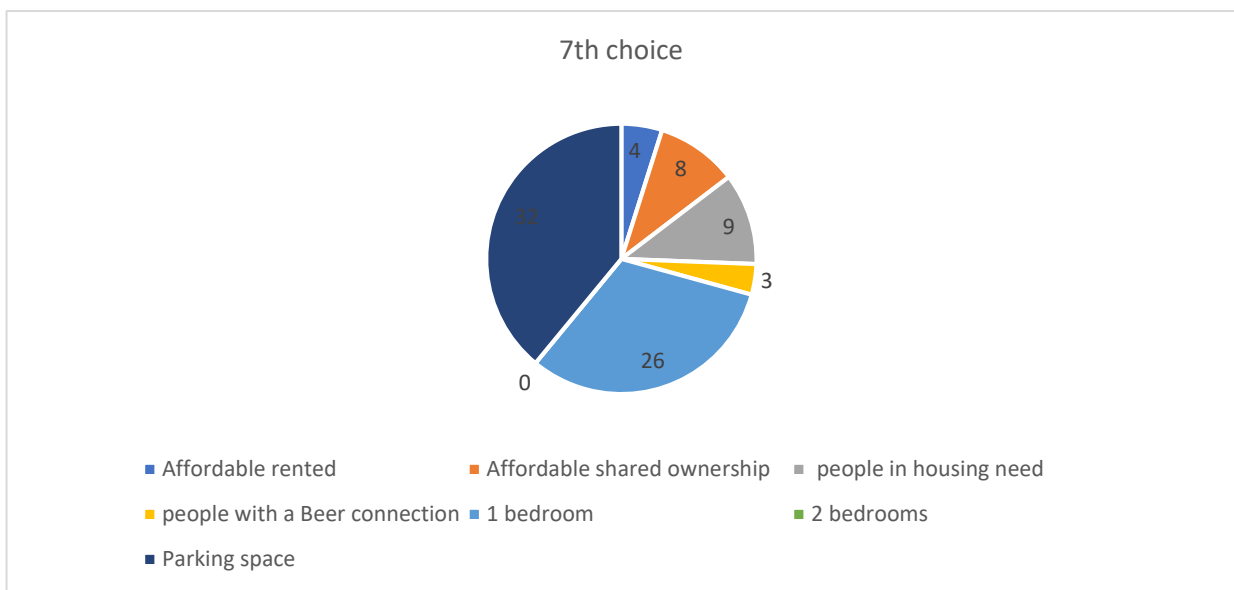
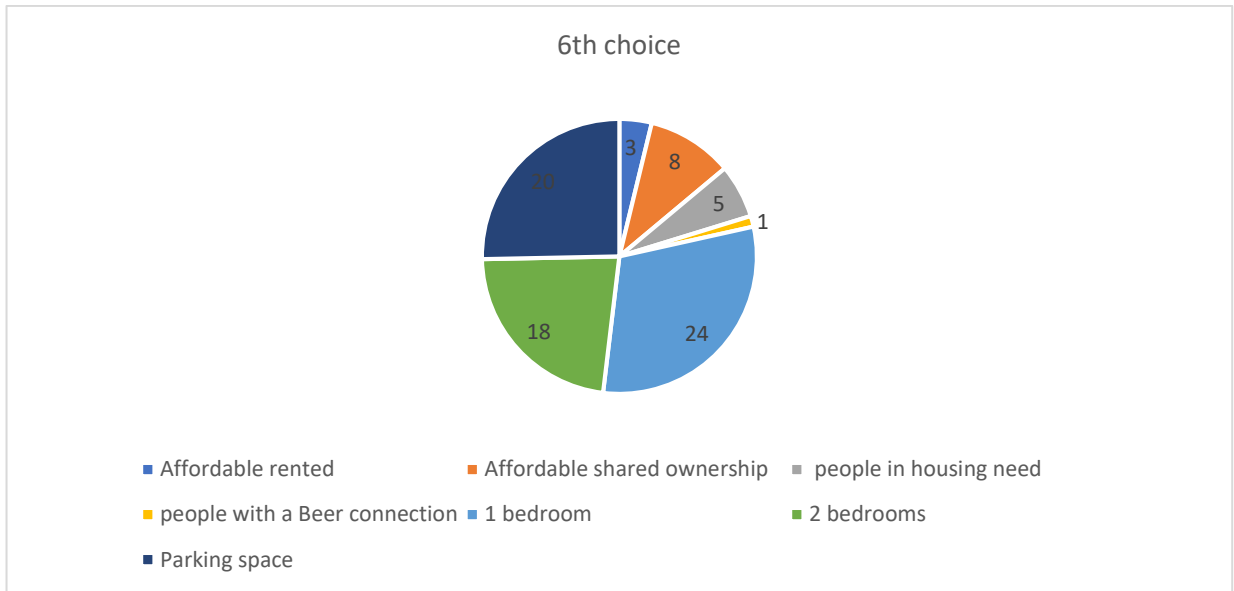


- Affordable rented
- Affordable shared ownership
- people in housing need
- people with a Beer connection
- 1 bedroom
- 2 bedrooms
- Parking space

5th choice



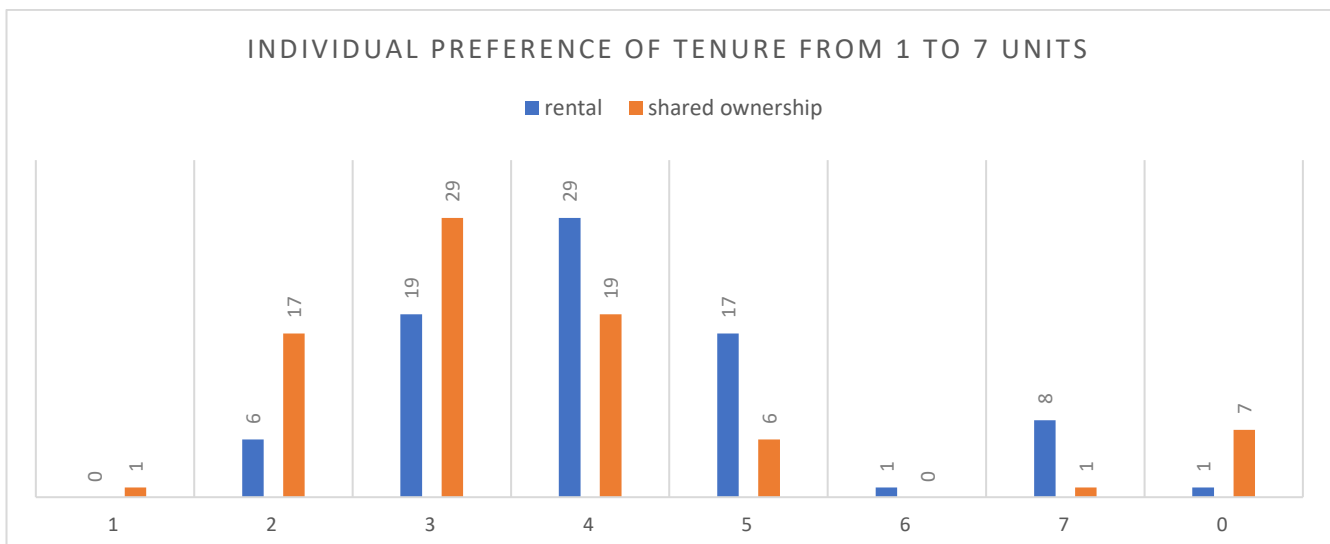
- Affordable rented
- Affordable shared ownership
- people in housing need
- people with a Beer connection
- 1 bedroom
- 2 bedrooms
- Parking space



12. If seven houses are developed, please indicate your preferred split between rental and shared ownership, e.g. 4 rental / 3 shared ownership etc

() rental

() shared ownership or discount purchase



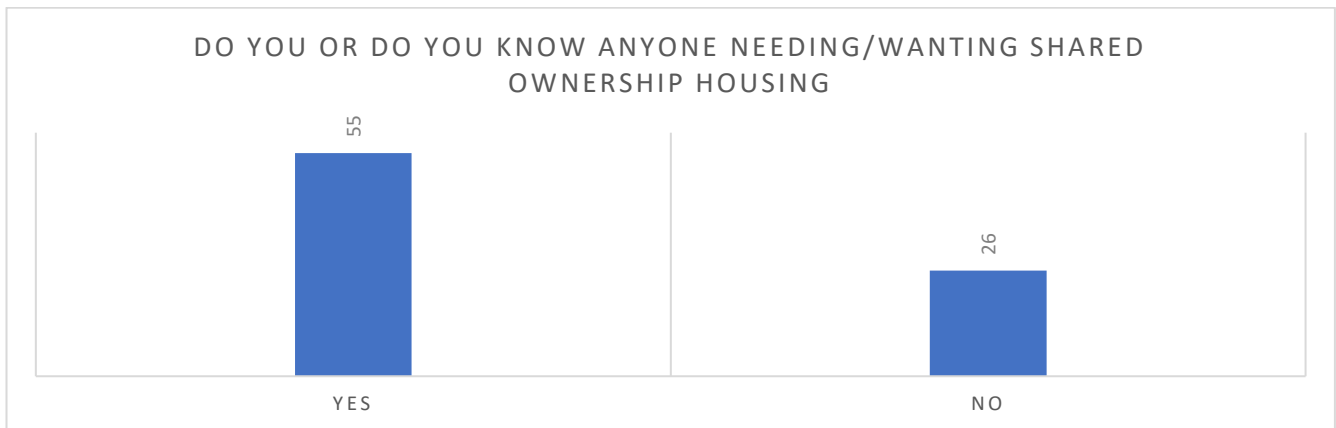
13. Would you, or do you know anyone else, who you think may need and qualify for an affordable rented house?

Yes No



14. Would you, or do you know anyone else, who you think may want and qualify for an affordable shared ownership house?

Yes No



Thank you for your participation in the consultation, the results will be made available on the Beer CLT website in October 2019.

Would you like to join Beer CLT (£1.00 for life) or be contacted by the CLT in the future? As a member you will become eligible for CLT housing and can put yourself forward for election onto the Management Board, you will also be kept informed of all CLT activities.

Your contact details will be used only in connection with Beer CLT. By completing your details we will assume you have given your permission for us to contact you unless you opt out. (initial/tick here to opt out of further contact)

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Email..... Tel.....