

Beer Community Land Trust

The Old Social Club Development of Affordable Rental and Shared Equity houses provided by Beer CLT.

The development comprises six 2-bedroom units arranged as 4 semi-detached 3-floor houses and 2 one-floor flats in a detached block. The flats have level off-road access.

The houses will be known as 1-4 The Old Club House, Berry Hill, Beer, EX12 3JP.

The flats will be known as 1 -2 Burrough House, Berry Hill, Beer, EX12 3JP.

All units will be available for occupancy by 31st March 2023 at the latest. Allocation must be finalised before this date.

The units have been developed by Beer CLT with the support of EDDC and Homes England. The houses and flats are therefore subject to the conditions of the grant which are set out in the S106 agreement between Beer CLT and EDDC. The primary conditions are that the units must be either rented at “affordable rental rates” - 80% of market rates - or sold on a shared-equity basis where the purchaser can purchase between 50% to 75% of the market value. Potential buyers must also satisfy the “local connection” qualification and if there are more offers than properties then housing need will also be taken into consideration.

The units will be made available unfurnished and un-carpeted. The bathrooms and a small area of the kitchens will have vinyl flooring. All units will include an electric oven and hob. The kitchens allow space for an integrated washer and a free-standing fridge. All units have air-source heat pump heating.

Shared Equity Units

Beer CLT will sell between 50% and 75% (initial maximum or after staircasing) of the equity in 2 houses and the upper flat. The portion of the house or flat not sold will effectively be rented to the buyer by Beer CLT for an annual rent equivalent to 2.75% of unpurchased value at the time of purchase.

The CLT does not charge a service charge but reserves the right to levy one if the common spaces are not maintained to an acceptable standard.

Example

House value £300,000. Percentage purchased equals 65%: the CLT still owns 35% of the value equal to £105,000. The CLT will make an annual charge of 2.75% x £105,000 equal £2,888 per annum. THIS AMOUNT WILL BE IN ADDITION TO THE BUYER'S MORTGAGE COSTS AND COMMITMENTS.

The units will initially be offered through the “Help to Buy” scheme and potential applicants should be registered with the local agent by contacting info@helptobuyagent3.org.uk

Applicants may also make direct contact with Beer CLT or via the estate agent: however, applications via the “Help to Buy” scheme will be given priority.

The local allocation and housing-need qualifications must also be met and will be used to prioritise applicants should qualifying applications exceed the number of units available.

In applying for a Shared Equity house the most important qualification is the ability to obtain a mortgage for the required amount and to be able to afford both the mortgage payments and the “rental” element payable to the CLT.

Any mortgage offer must recognise that should the mortgagee default on the mortgage commitments then any future sale by the mortgage company must be to a qualifying buyer or to Beer CLT.

Final values to be confirmed:

Two bedroom, 3-floor house units nos. 3 and 4: £315,000

Two bedroom, 1st floor flat: £260,000

Full allocation details in the S106 agreement

Local Connection	<p>means a connection to the Parish of Beer demonstrated by one or more of the following in priority order:</p> <ol style="list-style-type: none">(1) being permanently resident therein for a continuous period of at least three (3) years out of the last five (5) years immediately prior to being offered the Affordable Housing Unit; or(2) being formerly permanently resident therein for a continuous period of five (5) years; or(3) having his or her place of permanent work (normally regarded as 16 hours or more a week); or(4) having a connection through a close family member (normally mother, father, brother, sister, son or daughter) where the family member is currently resident therein and has been so for a continuous period of at least five (5) years immediately prior to being offered the Affordable Housing Unit; or(5) such person as is prescribed by the Allocation of Housing (Qualification Criteria for Right to Move) (England) Regulations 2015 <p>and in the event that no-one satisfying the above requirements can be found within the Parish of Beer then the process shall be repeated considering persons from the following areas in the following priority order;¹</p> <ol style="list-style-type: none">(1) the Neighbouring Parishes,(2) persons from the District
------------------	--