

Community Led Housing - Get Inspired

Broadhempston Community Land Trust - Self Build, Eco Homes



Background

In the small village of Broadhempston in South Devon, house prices were beyond what many local salaries could afford. As a result, a local social business initiative suggested the idea of a self-build, affordable housing model which could be then rolled out across the country. After some initial success in finding land, funding and planning, the scheme fell through. Rather than see everything collapse, six local families formed a Community Land Trust and decided to take on the project themselves.

Getting started

The overall cost of the project was around £1million. Resonance, a Community Interest Company, a company that, despite the groups amateur status, believed in the project and wanted to help make it work. They were integral to providing most of the funds for the project as well as financial advice.

Other revenue streams included £11,000 in grants, a £10,000 community loan, £45,000 from Venturesome as a loan to help with the pre-development needs and £4000 was raised through crowd funding.

Despite lengthy negotiations, the local council was able to lend them £60'000 at a good rate of interest , which has been advantageous.

Community led housing

In summer 2014, planning permission was given by Teignbridge Council to develop six affordable self-build, eco-homes on a rural exception site on the edge of Broadhempston. Despite some cash flow problems, by October of the same year, the Community Land Trust were able to purchase the land with agreed planning for a fraction of the market value price.

The six families took on the task of building the homes themselves with the help of professionals. An experienced architect who truly believed in their project, and in community led housing, was able to design six identical homes that took in and incorporated everyone's ideas and desires. Having one design made the process of the build a lot smoother and easier for the families.



Professional builders, consultants and trades people came on board to help train, support and oversee the group. All the members of the trust, as well as many volunteers, got involved and learnt how to do each stage. From straw bale insulating to roof tiling, the self-builders got stuck in, spending weekends and long evenings working to ensure their homes were completed.

Local tradesmen and family connections were called upon for build elements that required more professional know how, such as the plumbing and some electrics.

By August 2016, all the homes were completed and residents able to move in.

“Even now, I still get a great feeling of satisfaction every time I arrive at the entrance to Easterways.” Gavin Bedford, Self Builder and author of Self Building Easterways

Community impact

The project really brought this small community together and provided much needed homes. Despite inexperience and the long hours it took, the group have been able to successfully build six homes that are eco friendly and incredibly sustainable, becoming a great example of a community self-build for the rest of the UK.

What does the future look like?

The community are continuing to develop their community space, planting an orchard and opening a play park, as well as replacing their original bore hole with mains water connection. They are also providing two new smaller affordable homes serviced plots.

The CLT wanted to highlight the great work and possibilities of self-build homes, writing a book, 'Self Building Easterways', to summarise their journey and give advice to others.



Community
Led Homes
North Yorkshire
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For inspiration, information and advice with your community led housing project, contact Community Led Homes North Yorkshire & East Riding:

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