

The Problem?

South Brent is a vibrant village with a wide range of shops and services as well as a primary school, Health Centre and Village Hall. The A38 passes nearby giving good access to both Plymouth and Exeter. We have an active community and several community projects have been successful. For instance, the Old School, Brent Island and the wind turbine. We also have many active organisations that are popular with the wider community.

However, we are aware that many local people are having to move away from the village because they **can not afford** suitable homes here.

Earlier this year the old 'mother and baby' home was converted by a housing association to provide 5 affordable flats for the community. The last major development was over 5 years ago when about 10 affordable homes were provided as part of a larger housing development. There are currently **two proposed housing developments** for South Brent, both near Fairfield. Cavanna was granted conditional planning permission in November. TRAND is suffering delays and may not even happen. Both developments originally planned to build together and proposed building 40 houses each, making 80 new homes in total. Dartmoor National Park's local plan requires that 50% of any build should contain 50% affordable housing. The first development has stated that they will build only 14 affordable homes.

The **Housing Needs Survey**, carried out earlier this year, identified a total need for **53 more affordable homes** within the village, of which 17 people said they were interested in building their own homes. If both proposed developments are completed they still will not provide enough affordable homes.

Having spoken to numerous people to encourage them to complete the Housing Needs Survey, we have realised that many **people feel insecure** in their current homes, live in unsuitable accommodation or have had to move out of the village.

These new homes may be considered 'affordable' within the government guidelines but they will be small 2 or 3 bed houses and still out of reach for many local people who need suitable affordable housing. Sustainable South Brent has been campaigning for all the houses to reach a minimum of level 4 of the Code for Sustainable Homes and to consider fabric-first building. It looks like this will not be achieved which means that these houses will also be expensive to run and to live in, especially in years to come as energy prices increase.

South Brent Community Land Trust plans to develop truly affordable homes that are affordable to run and managed for the community in perpetuity.