

## Social Housing Schemes on Glebe Land in the Diocese of Salisbury

### 1992 Codford Wiltshire

125 year lease of ½ acre to Sutton Hastoe Housing Association for 6 semi-detached cottages (4 to rent; 2 for equity share). Lease premium and annual ground rent. Section 106 Agreement defining eligibility for occupancy by local residents.

**1993** Freehold sale of 2 acres at Abbotsbury Dorset to Raglan Housing Association for 20 houses (10 rental, 8 equity share, 2 gifted to the Parish Council) and a further 8 properties for open market sale. Because of the stringent planning requirements (natural stone and thatch) the site element had a negative land value redeemed by the land value for the open market sales resulting in a net return of £34,000 an acre to the Diocese. A Section 106 Agreement defining eligibility for occupancy by local residents.

**1993** Freehold sale of 1/3rd acre at Thorncombe Devon. For 6 terraced homes (all for rental). This social housing was a condition imposed by the Diocese as part of the negotiations for granting vehicle access for a large scale residential development. The Diocese persuaded the local authority to impose a Section 106 Agreement upon the developer confining occupancy of the 6 houses to local people as defined.

**1996/97** Lease of 2/3rds of acre at Cattistock Dorset to Magna Housing Association for 6 cottages (2 blocks of 3 semi detached homes all for rental). The Lease premium was substantially reduced because of necessary works to overcome contaminated land issues on a former quarry site. Occupancy restrictions imposed as part of the Lease conditions. Exception – site planning permission granted on the strength of the lease restrictions, but no Section 106 Agreement was required.

**1998** Lease of 0.72 acres at Kington Magna Dorset to Signpost Housing Association for 120 years for 6 bungalows (all for rental). Lease premium plus peppercorn annual rent. Site had extensive history of planning applications dismissed on appeal. Section 106 Agreement in place defining eligibility for occupancy by local people.

**1998** Bridport Rectory Dorset. 99 year lease to Bournemouth Churches Housing Association of part of Rectory Garden for 8 – 1 bedroom flats at a single lease premium. Flats all let to local 18-24 year olds who had been engaged by BCHA on full time training courses in building trades and had all participated in the construction of the flats under a "Train and Build Scheme", under formal supervision by the building contractor. The scheme is funded by the European Social Fund. No Section 106 Agreement was required.

**2011** - Further sites at Ramsbury and All Cannings in Wiltshire are currently under discussion for lease disposal with Sarsen Housing Association. Six sites in Dorset and two in Wiltshire are also being investigated with the Hastoe Housing Association. The concept of community Land Trusts is being actively considered.