Matter 12 /Laurence Keeley

Affordable Housing CAMPAIGN-FOR-CHANGE.

I would like to bring your attention to the new localism which received royal assent on the 15th November and the community right to build order. Which talks of creating land community trust, may i refer you to my website www.campign-for-change.co.uk which explains my vision for affordable housing. With the new housing proposals i presume we would not be building on grade 1 or 2 land. If we took an area of grade 3 land and did an agricultural sum a tenant farmer could be paying between £40-£60 acre rent. The land owner receiving this amount, In the event he was able to grow wheat he may produce 3 tons per acre, as of the 8th of December 2011 the price of wheat was ex farm was £145 per ton that would bring in £435 per acre. It would be extremely unlikely that they would have £200 profit, so why if someone nods for planning permission the land would reap half a million pounds, why should one get more for growing houses?

My suggestion is every village and town should look at their housing need, select some sites to build houses, there is no need for development boundaries, offer the land owner £1000 per acre. Create a land community trust that would build the houses with the opportunity for the people to purchase them at cost estimated to be between £80-£90,000 this would also include £100 per year ground rent, the restriction would be that the purchaser could only sell them back to the trust, they intern would pay the building cost. In the event the land owner would not accept this rental sum a compulsory order would be put on to the land.

In the case of Wealden council it has been stated that they will need 812 affordable houses per year. Whilst they have only establish they will be building 400 per year in total, with only 30% affordable, this will mean the large majority of those in need of a house would not be able to get one and with the remaining open market houses will bring more people into the area creating more problems for local services. Therefore there is no need to build any more houses for open market, anyone needing an opening market house can buy one anywhere in the district as there are loads for sale.

In areas such as Uckfield, Hailsham/Hellingly, Polegate/Willingdon /Stones Cross, Crowborough and Heathfield the new right to build policy should apply where the local people will decide on where and what should be built, the developers would then be invited to tender for the job

In order for council's to build these new houses they should be to allowed to keep their rents they receive and instead of giving capital to housing association's that is used to purchase houses from developers the capital could be used over and over again if given to the councils or Land Community trust as mentioned earlier.

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