

Living at 325 Fishponds Road



Are you interested in being part of a community?

Are you priced out of the housing market in Bristol?

Does the idea of a more sustainable lifestyle interest you?

Would you like to share a communal garden with your neighbours?

Bristol Community Land Trust aims to support communities who want to be directly involved in solving their individual and collective housing and community needs. Community Land Trusts are non-profit, community-based organisations run by volunteers that develop housing, workspaces, community facilities or other assets that meet the needs of the community.

Bristol CLT wants to offer opportunities for people in housing need in Bristol who want to be involved in a sustainable and affordable housing community.

The homes offered at 325 Fishponds Road are for people who have been resident in the Bristol city area for at least 2 years and are unable to afford suitable accommodation at open market prices.

Bristol CLT wants to hear from applicants who have the drive to help build their own homes.

The facts

325 Fishponds Road will be the first Community Land Trust project built in Bristol and will be made up of 12 homes.

Bristol CLT would like to hear from people who are willing to play a part in building their own homes and are able to commit up to fifteen hours a week between June 2014 – December 2014.

Seven homes will be available on a shared ownership basis, six three bedroom homes and one one bedroom apartment.

Five one bedroom apartments will be available for affordable rent.

Shared ownership homes will be available through South West Homes. Interested parties should register on their website: www.southwesthomes.org.uk

Affordable rent homes will be available to those on the Bristol housing register via Home Choice Bristol.

All interested parties should register on the Home Choice Bristol website: www.homechoicebristol.co.uk

Bristol CLT Ltd.
www.bristolclt.org.uk
annamaloney@bchf.co.uk
Tel: 0117 931 9789

Creating your own home and sharing your skills with others in your community

Bristol CLT wants to hear from potential residents who are interested in being involved in creating their own homes. Working individually on their own homes, and as part of group, is a rewarding and enriching experience for most. It also means that when residents move in, they will already know their neighbours and be part of a new community.

Committing to a number of hours a week to work on their own homes is also a way for future residents to create equity to reduce the overall cost of their rent. Bristol CLT is looking for interested individuals, couples or families who are able to commit between 8 – 20 hours a week during 2014. Applicants may be interviewed by members of the Bristol CLT Board to determine their suitability for the project.

‘Trade Taster’ Sessions

Potential residents should be willing to learn and take part in a short ‘trade taster’ session funded by Bristol CLT. These will take place within a group made up of other 325 Fishponds Road residents under supervision from a tutor. Residents will have an opportunity to try out different skills and will be assessed at the end of the course by the tutor to establish where best their skills can be employed on site.

Shared Ownership Homes

Residents are able to purchase a minimum 66% share in the value of the property with the remaining 34% held by Bristol CLT. There will be a small, subsidised rent payable by the purchaser on the share held by Bristol CLT. Residents will be able to increase the share they own over time. This is called staircasing and the cost of the additional shares is based on the market value of the property at the time that you purchase the shares. If you increase your share in the property, your rent is re-calculated and reduced proportionately. If you wish to sell your property, your share is offered to allow other people in housing need to benefit from low cost home ownership.

Self Finish / Sweat Equity

Residents must be prepared to commit between 8 – 20 hours per week during 2014 achieving between £6,000 - £15,000 worth of equity which can be used to reduce the overall cost of the home or kept as a share with Bristol CLT. Residents must also be prepared to sign a contract around a commitment to undertake works on their own home. Bristol CLT wants to work with potential residents to establish what level of contribution they feel comfortable committing to and in what form.

Location, cycle routes and transport

325 Fishponds Road is located on a corner of Eastville Park on Fishponds Road, Bristol, three miles from the city centre connected by excellent cycle and bus routes.

The site benefits from a direct connection with and views out over, Eastville Park.

Communal Garden

At the heart of the development is a large communal garden area. All residents will have an input into the design, creation and management of this space.

Parking

Residents have a dedicated parking area within the site but parking spaces will not be

designated. Bristol CLT encourages residents to use public transport routes wherever possible.

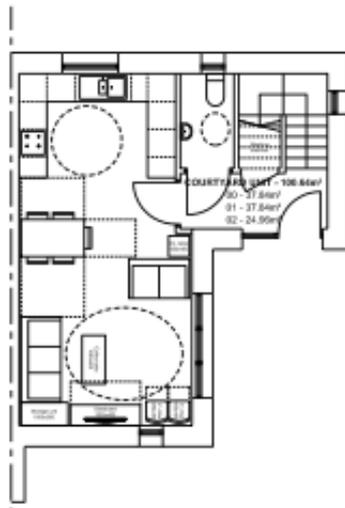
Communal garden management

A residents committee will be formed to manage the communal garden area, facilities and stores and be responsible for the management and upkeep of the communal areas. This represents another way in which residents can cut out costly maintenance fees that are often a feature of private developer led schemes.

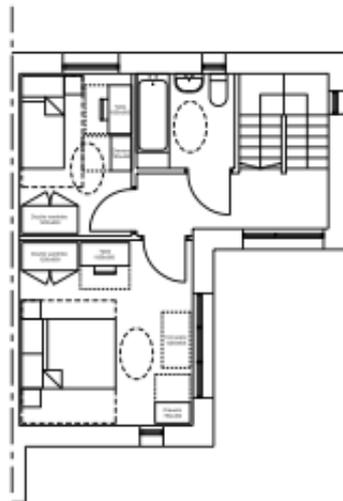
Three bedroom courtyard homes:

Gross Internal Area (m²): 97.85m²

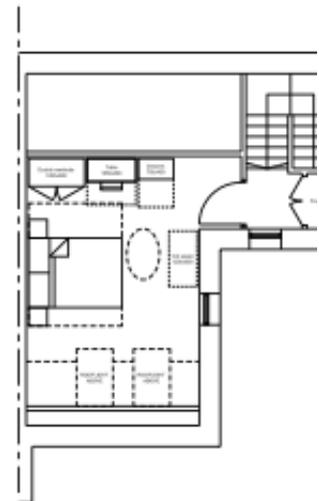
66% share @ £115,500



Living room/Kitchen/WC



Bedrooms 1&2, Bathroom

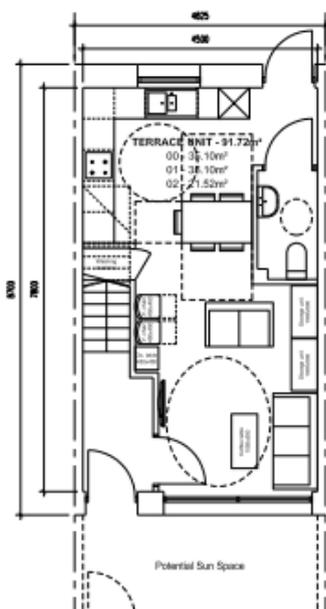


Bedroom 3

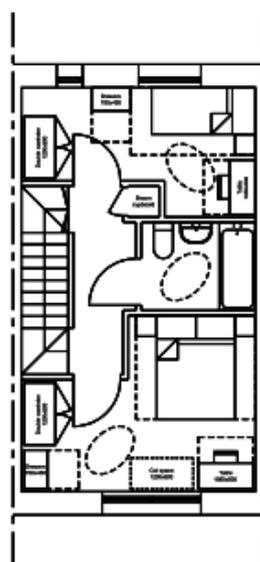
Three bedroom terraced homes:

Gross Internal Area (m²): 91.72m²

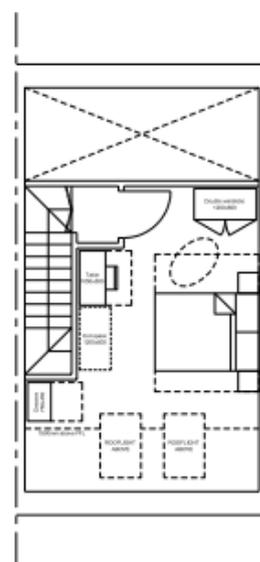
66% share @ £112,200



Living room/Kitchen/WC



Bedrooms 1&2, Bathroom



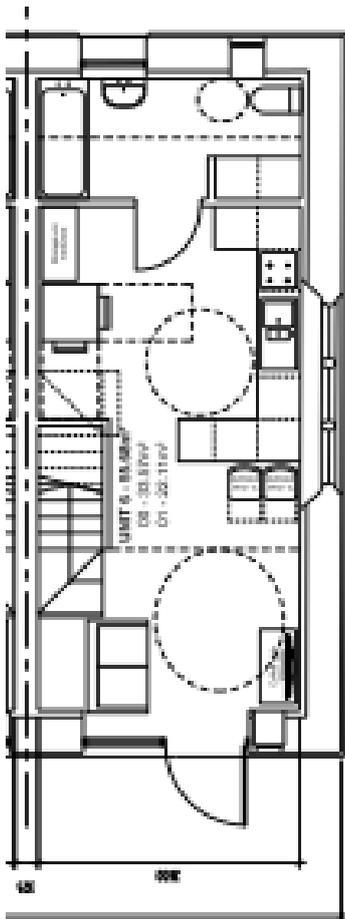
Bedroom 3

Studio duplex one bedroom duplex apartments:

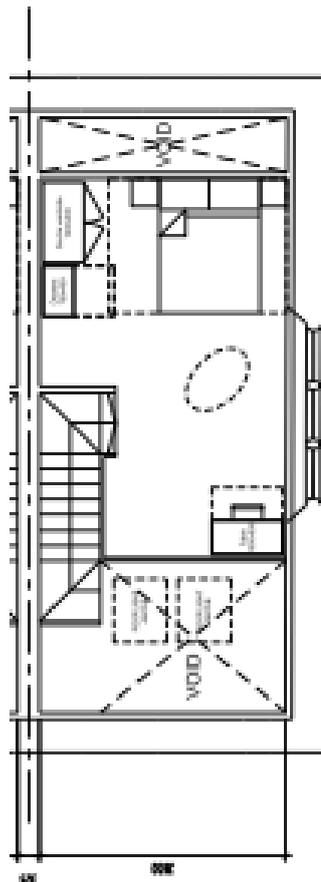
Internal Gross Areas (m2) per apartment:

- | | |
|------------------------|------------------------------------|
| 1. 45.92 m2 (for rent) | 4. 47.06 m2 (for rent) |
| 2. 45.51 m2 (for rent) | 5. 46.88 m2 (for rent) |
| 3. 45.53 m2 (for rent) | 6. 55.68 m2 (for shared ownership) |

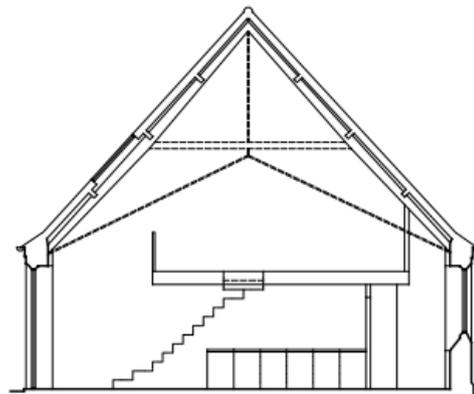
66% share @ £66,000 / £94.80 per week rent



Kitchen/LivingRoom/
Bathroom



Bedroom on
mezzanine



All one bedroom duplex apartments have their own front door and mezzanine bedroom area in the roofspace.