

Forge Orchard, Powerstock – Dorset

Hastoe housing association and Powerstock and District Community Land Trust (CLT) worked in partnership to deliver eight new affordable homes for local people in the village of Powerstock, Dorset



Housing Association and Community Land Trust

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Partners

Etchingam Morris Architecture
Classic Builders
Frazer Garner Associates employer's agent
Dorset Council
Wessex Community Land Trust

Scheme outline

The Powerstock & District CLT was set up in 2012 with the aim of transforming the site, previously a builder's scrap yard, into more affordable housing for local people. They bought the land from the trustees of Admiral Sir V A C Crutchley's Will Trust and leased it to Hastoe to develop and manage the homes on their behalf.

Works began on site in early 2018 and the new homes were developed in partnership with Etchingam Morris Architecture, Classic Builders, and employer's agent Frazer Garner Associates.

Powerstock is in an Area of Outstanding Natural Beauty and considerable care was taken in choosing a site. That chosen is adjacent to the Grade 1 listed church and Scheduled Monument and finding a design that fitted in with its surroundings was paramount. Working with the community the architect designed the homes to reflect a farmyard conversion and all materials used in the build were carefully selected to meet the requirements of the surrounding conservation area.

The Forge Orchard development was completed in February 2019, offering a 1 bedroom bungalow, a 1 bedroom house, five 2 bedroom houses and a 3 bedroom house. All eight of the new homes are for affordable rent and prioritised for people with a local connection to the village.

Good practice

The scheme demonstrates what can be achieved by a housing association working in partnership with a Community Land Trust, supported by the parish council.

The design and materials of the scheme means that it sits perfectly in what is a sensitive location.

Developing this scheme was not without challenges, the members of Powerstock CLT were both tenacious and persistent.

Funding

over £1.2million – Hastoe Housing Association

£360,000 - Homes England

£195,000 – Dorset Council

Quotes

Cllr Graham Carr-Jones, Dorset Council's Portfolio Holder for Housing, said:

"Forge Orchard is a perfect example of just how well community land trusts can work. It shows just what can be done if the community gets behind a scheme. I hope the success of schemes such as Forge Orchard inspires other communities to seriously consider CLTs too. CLTs are one of the ways of breathing new life into villages with affordable homes for local people."

Patrick and Susan O'Dowd have lived in Powerstock for 38 years and relocated to a bungalow at Forge Orchard. Susan said: *"We feel very lucky and are very happy here."* Patrick added: *"There is a good mix of people with young families. It fits in very well with the village, and everyone gets on very well."*

Naomi Bell, who lives at Forge Orchard with husband Charlie and their two children Ruby and Izaak, said: *"We're really grateful to the community for making this happen. It is so important for the younger generations, and for the future of the village."*

Steve Watson, CLH Advisor from Wessex Community Land Trust said, *"The same group of people within the CLT have shown incredible patience, and devoted vast amounts of time and energy because they really care about the village. They have met every month for five years and deserve tremendous credit for their work."*