

## COUNT DOWN TO OUR FIRST AFFORDABLE HOMES IN MOORLAND CLOSE, PENDEEN



**21 June 2013** Letter of Intent to Kiers Builders so they can start planning to come on site.

**By 19 July 2013:** Enter into formal contract with Kiers to deliver the housing at Moorland Close.

**5 August 2013: Kiers on-site:** During the digging of foundations there will be a watching brief, just in case any historical archaeological finds emerge.

**16 March 2014:** Completion of development.



### What Next

That is down to the people living in the Lands End Peninsula! The Trustees are still hoping we can find a viable way to build 3 affordable homes in St Just but that project is proving challenging due to some potentially high charges from South West Water. Other ideas should come from you. What would you miss or is needed in your community that

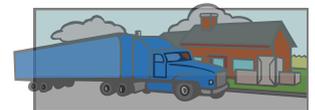
### WHAT IS BEING BUILT AT MOORLAND CLOSE

Six 2 bedroomed houses to be sold below market value under a section 106 agreement. We cannot be precise about the sale price at present but have agreed it will not be above £116,500. If there are no archaeological finds or other unforeseen events, then we hope to shave a little off that price. To be eligible to buy these homes people must register with both Home Choices and South West Homes accessible through the Cornwall Council website. A deposit (in the region of 10%) and eligibility for a mortgage will also be necessary.

To help fund the affordable homes, we will also be providing two 2 bedroomed bungalows that will be sold on the open market. People buying these will be eligible

for the Government Help to Buy Equity Loan scheme so will only require a 5% deposit (less than £10,000).

All the properties will benefit from stunning views and have a parking space allocated.



### Why not Local builders and tradesmen?

The Trustees would have loved to have done this but for our first project, we had to go with advice and keep things simple and minimise risks of the costs being higher than anticipated. It is only big companies that can offer a fixed price and the required insurance and warranties on the homes, once built.

would need a charitable trust to hold ownership of the land or building?

In other parts of the country, as well as developing affordable housing and community agriculture projects, communities have come together to own and run their village pub or shop. This can be a way of purchasing land to run allotments or any other projects that require community

ownership and protection. To continue beyond the current projects we need more members and people willing to become Trustees at our AGM on 2 July 2013. **We particularly need a Treasurer!** Show your support. Our membership application form is attached, along with details of our AGM. For more information ring Sue on 01736 787223.