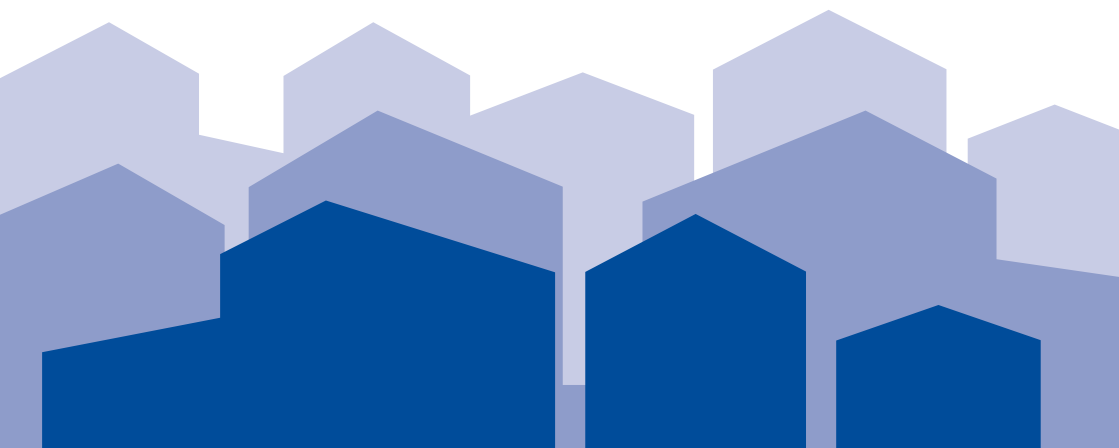

The Sheep Field Community Housing Development

Information Guide



A small, community-led housing development
of approximately 30 homes

The Sheep Field, a borough council owned piece of land behind Tesco in Hunstanton, has been identified as the site for an innovative new community-led housing development.

The development will feature approximately 30 new homes. These will be predominantly affordable with a small proportion available for sale on the open market. The affordable homes will be available through various schemes including part-buy, part-rent options. By offering low-cost home ownership, this scheme could help people in the local area get on the housing ladder.

What is community-led housing?

Cash from the Government's Community Housing Fund has been secured towards this development. Part of the funding criteria includes creating a community around the homes that will be built. This means getting potential residents involved from the start. There is more detail about this in this leaflet.

Will I qualify as a local person or family?

This leaflet provides more information about the eligibility criteria. Please check against the list – just to note this is a priority list starting from the top. So those at the top or near the top will be considered first.

How can you get involved?

Preference for the affordable homes will be given to local people who cannot afford the increasing house prices in town - both for rental properties or to buy. We've provided information that explains the different low cost ownership options. Check to see what you think would work best for you.

If you would like to be part of this community-led development, the first stage in the process is to register your interest. There is no commitment at this point. Anyone who registers their interest will be assessed against the eligibility criteria for the development. Their ability to afford one of the properties using one of the schemes available would also be checked.

Contact us

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What does community-led housing for the Sheep Field development mean?

Cash from the Government's Community Housing Fund has been secured towards this development.

Part of the funding criteria includes creating a community around the homes that will be built.

This means getting potential homeowners and tenants involved from the start.

This could include:

- Working with your potential new neighbours to develop some future management arrangements for the site
- Working with your potential new neighbours to decide on the play equipment for the children
- Working with others to create a community, where the people within it work together for the benefit of the development and all the residents who will live there
- Making decisions about how the open areas around your new home will look and be used
- Working together to decide on the new name for the estate
- Deciding on the type of low cost home ownership that would best suit you (and your family)
- Having a say on how the internal layout of your home might look, including the kitchen and bathroom

Local connection policy for affordable homes on the Sheep Field Community Housing Development, Hunstanton

Preference to be given in the following order:-

1. Existing residents of Hunstanton who have lived there for more than 3 years.
2. Past residents of Hunstanton who have lived there for more than 5 years and moved away within the last 3 years to another location within the area of the Borough Council of King's Lynn & West Norfolk, or

Existing residents who have been living in Hunstanton for more than 12 months and have been in the area of the Borough Council of King's Lynn & West Norfolk for more than 3 years.

3. Those with permanent employment in Hunstanton.
4. Existing residents of the surrounding parishes of Old Hunstanton, Holme-Next-The-Sea, Thornham, Ringstead, Sedgeford and Heacham who have lived there for more than 3 years, or

Existing residents of Hunstanton who have been living in Hunstanton for less than 12 months but have been resident in Hunstanton or the surrounding parishes mentioned above for the last 3 years.

5. Existing residents of Hunstanton who have lived in Hunstanton for less than 12 months and have lived in the area of the Borough Council of King's Lynn & West Norfolk for more than 3 years
6. Existing residents of the area of the Borough Council of King's Lynn & West Norfolk who have been living in the area for more than 5 years.





Low-Cost Home-Ownership Options

As well as the opportunity to buy a home on the open market, there will also be some affordable rented homes and a range of low cost home ownership options available. Low cost home ownership is aimed at helping first time buyers onto the housing ladder. To be eligible you should be a first time buyer with a household income of less than £80,000. We are very keen to promote the low cost home ownership opportunities at The Sheep Field so please take a careful look through the details below to see which may work for you.

Shared Ownership (Part Buy, Part Rent)

- Buy between 25% and 75% of your home
- Pay rent to a housing association on the remaining share
- You would be responsible for repair and maintenance of your home
- You can increase your share in the future if you can afford to
- Ideal if you only have a small deposit or are unable to raise a large mortgage

Shared Equity

- Purchase an initial share based on the build costs of the property (approx. 60% of open market value)
- No rent payable on remaining share
- You would be responsible for repair and maintenance of your home
- You can increase your share in the future if you can afford to

Rent to Buy

- Rent your home for 5 years with the opportunity to purchase the property at end of 5 years
- Rent based on 80% of open market rental value
- You must be able to afford your rent without housing benefit
- You must have the intention to purchase the property at the end of the 5 years
- Whilst you rent the property, your landlord would be responsible for repairs and maintenance
- Ideal if you are currently saving for a deposit



Ministry of Housing,
Communities &
Local Government



Hunstanton Town
Council

Borough Council of
King's Lynn &
West Norfolk



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