



High Bickington Community Property Trust		Torridge District Council/North Devon	
			
Housing Need Survey Result	High need to retain skill and families in the Parish		
Size	8 hectares		
Scheme	<p>Mix of homes for market sale, low rent and low cost home ownership (resale covenant keeps costs below open market).</p> <p>Community assets include a new primary school, sports centre, community woodland and workspace.</p>		
Homes	<p>16 Open market</p> <p>17 Low cost home ownership (Equity Purchase)</p> <p>15 Socially rented (Tenancy Plus model)</p> <p>4 Self-build</p>		
Benefits	<p>The scheme provides sustainable living through low cost, high energy efficient homes and community assets such as a new primary school, workspace and an orchard.</p> <p>The scheme is low density with priority given to people with a strong connection to High Bickington.</p> <p>The development has encouraged skills and social networks to be maintained in the Parish whilst households on moderate and average incomes have accessed home ownership.</p>		
History	<p>The scheme is situated within the Parish of High Bickington in the County of Devon, situated 9 miles from Barnstaple. The scheme was used to kick-start the villages' regeneration after the foot and mouth epidemic.</p>		
Legal Incorporation	Company Ltd by Guarantee ( <a href="#">definition</a> )		
Funding Model	<p>Devonshire County Council transferred land for £1 to High Bickington CPT, enabling access to capital and start-up funding. Upon completion, High Bickington CPT will repay Devonshire CC £750,000 from home ownership sales and fees.</p>		
Democracy	Stewardship	Affordability	
<p>Membership to the scheme is for all people, aged 16+ who live or work in the Parish. The management Board is elected from this Membership.</p>	<p>All Members and residents of the CLT scheme jointly own and manage the land and assets. This protects the scheme from being sold to the open market.</p>	<p>The asset lock of the CLT protects the housing costs and keeps them low in perpetuity. All surpluses are recycled for the benefit of this community.</p>	
Further information	<a href="http://www.highbickingtoncommunitycentre.co.uk">www.highbickingtoncommunitycentre.co.uk</a>		