

# Beer Community Land Trust

## COMMUNITY INVESTMENT SHARE OFFER SUMMARY



### The Problem

The combined impact of high house prices and second homes, low wages associated with the tourism industry, and the high cost of recent housing association shared ownership, pushes the affordability of housing in Beer to an all-time low.

Beer has always been and still is a community village, in order to thrive we need the local people of Beer to live and work here. Many of the local people of Beer have moved away for better paid jobs and lower cost housing as property in Beer is beyond the reach of most people.

#### High Property Prices

- The median property price in Beer is **30 times** the 25<sup>th</sup> percentile annual income in Devon.
- The average sale price of the last 8 houses sold in Beer is **£537,500**

This for most families is unrealistic, unattainable, and unfair, with the consequence being an aging and reducing Beer population where houses are only affordable to second homeowners or migrating retirees.

### The Beer Community Land Trust

Community Land Trusts (CLTs) are community controlled organisations set up to benefit a defined community by providing and managing assets (houses, shops, local facilities etc), which will remain available and affordable to that community forever.

Beer CLT was formed as a result of concerned and motivated individuals in the community who recognise the importance of providing affordable housing for the families of Beer and as a

consequence, ensure the stability and sustainability of the local facilities as well as the social community.

#### Beer CLT can (for example):

- Develop housing that will be affordable and only available to people with a Beer connection (including rental and shared ownership)
- Develop a village shop to be managed as a community enterprise.

# The Developments

## 1<sup>st</sup> Project - Little Hemphay

Using loans and grants we purchased land and developed 7 properties (2/3 bed properties with 4 rental and 3 shared ownership). The immediate part sales reduced the initial loans, and the rental income sustains the interest payments on the remaining loan.

This project proves that Beer CLT can be effective and make a difference. We now have a track record of delivering projects to program and budget.



## 2<sup>nd</sup> Project – The Old Social Club

Similar to Little Hemphay, we secured a suitable plot of land on the site of the old Social Club. The plan was to provide a combination of rental properties, and part ownership properties, which can be sold at a discount to market prices, to local people.

The recent unforeseen increase in building materials and building costs put strain on the project, as well as a crippling increase of the Interest Rate on our loans, yet it is still financially viable with the help of [community shares](#).



# The Share Offer

This Share Offer presents an exciting opportunity to help secure the future of the Beer community by investing in the completed and prospective developments of affordable homes by Beer Community Land Trust (CLT).

- **What is it for?** - Beer CLT has successfully developed its [second housing development](#) on the Social Club site, yet only via some large loans. We need financial assistance to continue to provide affordable housing for local families.
- **How much in total?** - We are looking to raise [as much as possible](#) to assist with funding and a reduction of our formal debt.
- **How much can you invest?** - You are invited to invest a [minimum of £500](#) or any incremental amount up to £20,000
- **What return will I get?** - a [1.0% per year return](#)
- **Why should I buy community shares?**
  - ✓ You want to do something good for the community in which you live or work
  - ✓ You would like to contribute to the solution

Please refer to the full Share Offer Prospectus for more information