

Shaldon Road Frequently Asked Questions

Who are the developers and the managers of the Shaldon Road building project?

Bristol Community Land Trust is the 'client' leading the project and working in partnership with United Communities, a Bristol based community housing association. For both organisations their priority is to create high quality, sustainable, homes for people in housing need within Bristol and to have positive impacts in the wider community. Neither organisation seeks to make any profit from the development, but use some of the income to support the next project.

More can be found about both organisations on their websites:

Bristol CLT: <http://bristolclt.org.uk/>

United Communities: <http://www.unitedcommunities.org.uk/>

What is a Community Land Trust?

Community Land Trusts are a form of community-led housing, set up and run by ordinary people to take ownership of land so that they can develop and manage homes as well as other assets. CLTs act as long-term stewards of housing, ensuring that it remains genuinely affordable, not just for now but for every future occupier.

You can find out more here: <http://www.communitylandtrusts.org.uk/>

Who will be building the development?

United Living is the building contractor who has been selected to carry out the build process on what is known as a 'design & build' basis. This means that once we sign the contract, they are responsible for everything on site, for a fixed cost. Even though their quote was more expensive, we chose United Living because they have many years experience in the industry and they are passionate about delivering high quality sustainable housing, supporting the local residents in the communities they work.

Their website is: <https://unitedliving.co.uk/>

Is Bristol City Council supporting the project?

Yes, the Bristol City Council (BCC) is especially supportive of the project because unlike other private developments, it is 100% affordable housing, so every house contributes to their aim of building 800 affordable homes in Bristol in the next few years to help address the current housing crisis. The land was owned by Bristol City, who have been working alongside Bristol CLT and United Communities on this project for the past 5 years, before transferring it to the CLT in March 2018.

Has planning permission been granted?

Yes. Planning permission was granted for the whole scheme on 27th September 2017.

When will the building start and end?

The start on site is planned for July 2018. This is when the contracted construction company, United Living, will begin the building process. The build time is approximately 18 months so the project should be completed for occupancy by December 2020.

When will the rubbish & asbestos be removed?

The asbestos removal is scheduled to begin on Wednesday 25th April and should take 4 days to complete. The remaining rubbish will be collected on Tuesday 1st of May and is expected to take a few days to complete.

When will the boundary fence be put up to reduce security risk to properties, and to stop people from using the site for fly tipping?

Putting a boundary fence is a priority for Bristol CLT in order to address the security risk to adjacent properties, and to stop the recent fly tipping. Due to the size of the site it has taken longer than we would have liked to plan in. We are currently waiting for confirmation of a start date from United Living, and are hopeful that it will be finished by the middle of May.

What are the plans for the lane at the back of Shaldon Road?

Our planning application states that the 'back lane' is to be used as a pedestrian and cycle access for the site. The rights to access the lane have been transferred to BCLT as part of the land transfer, and we would like to work with local residents to make sure that any improvements we make are beneficial to them.

We are also aware that an application has been made for the lane to be turned into a "public right of way", something that we are happy to support if local residents would like to go ahead. We can then help improve the surface of the lane and greater use of the lane by more local people will also help improve security & safety.

What is the situation with regards to Dolly, the 92-year old woman whose garden might be needed for access?

Bristol CLT, United Communities and Bristol City Council do not wish to cause any distress to Dolly or her family. As using the strip of her front garden to access the site is not possible we are currently investigating alternative access options for a 10 mph 'priority' traffic system rather than a two way road.

How many houses will it be and what type of houses?

There will be 49 homes built with a mix of 1 and 2 bed flats, and 2, 3 and 4 bedroom houses and flats. All homes will be affordable. 27 homes will be sold in an affordable housing scheme and 22 will be rented to people with housing need, with priority given to those from Lockleaze.

Who is going to be living there?

The homes have been allocated to people who registered an interest in the scheme in a number of ways. Some are members of the Bristol Community Land Trust, some are current Lockleaze residents who attended an event held by Bristol Community Land Trust and United Communities to ensure that homes were allocated to those in the local area who were in housing need, and the remainder are Bristol residents who registered an interest in the project via Bristol City Council's Home Choice lettings system. All those allocated are from Bristol and are in housing need; e.g. because of overcrowding, or difficulty affording private rentals, or because they are struggling to purchase a home due to increasing house prices. For the rental properties priority has been given to Lockleaze residents, and those with a local connection to the area.

How can I keep informed about the scheme?

Both organisations will be keeping their websites updated with information.

Bristol CLT: <http://bristolclt.org.uk/>

United Communities: <http://www.unitedcommunities.org.uk/>

How do I contact Bristol CLT or United Communities about the development?

Bristol CLT has created a Community Communications role. Helen Spicer is a member of the CLT and is a future resident of the Shaldon Road Scheme, who has been involved in the residents committee since its inception in 2015.

You can email Helen at: bcltqueries@gmail.com