



## The Trust

### **The Newsletter of the Bradwell Community Land Trust No.3 December 2020**

In case you haven't walked along Bradwell Head Road lately, several of the open-market houses at Bradwell Springs are now completed, and people have begun to move in. Work on the first four affordable houses is progressing and we hope that they will be ready for occupation in March 2021. If you walk up to the building site on Bradwell Head Road you can see them beyond the barrier on the right. This is what they looked like on 15 December.



If you or anyone you know is interested in one of these houses, please see the procedure for applying in this newsletter. Please spread the word—it is essential to register with Home Options and apply for specific properties!

### **Newburgh Hall**

Peak District Rural Housing Association, our partners in this project, expect to exchange contracts in the near future. The purchase is partially funded by grants from Homes England

and Derbyshire Dales Housing. The houses will initially be purchased by EMH, the parent company of PDRHA. They expect to start work on conversion to four one-bedroom dwellings in February, and one of the conditions of the Homes England loan is that work is completed by December 2021, so if everything goes to plan tenants might be moving in for next Christmas. Once the conversion is complete EMH will transfer to freehold to the CLT and the leasehold to PDRHA. The plan as approved is for two-storey 'upside down' dwellings which will all benefit from excellent views over Bradwell Edge and Win Hill.

## **Procedure for applying for the Bradwell Springs affordable houses**

You must first of all **register with Home Options**.

Visit the Home Options website <https://www.home-options.org/> to see which properties are available.

Choose up to 3 properties and **put in a bid\*** for each.

It is important to know that it is not just a case of registering with Home Options.

**You must bid for specific properties** or you will not be considered for any house!

### **Bidding for Properties**

New properties are added to the Home Options website as they become available.

Check the website regularly and place bids for any chosen property.

You can set an **email alert** to be notified of when a suitable property is available.

Properties will be advertised for a minimum of five days.

Bids must be placed by 11.59pm on the day that bidding closes.

As stated above, applicants can place up to three bids at any one time. In the case of Bradwell these bids could be for any three of the four Bradwell Springs houses which become available in Spring 2021.

### **How to Set up an Email Alert**

1. Login to the Home-Options website
2. Click on the 'Your Property Alerts' button
3. Set up your property alerts, choosing an area in which you want to live, the type(s) of property, the number of bedrooms and whether the property is adapted for disabled living assistance
4. Choose between daily or weekly alerts
5. Click 'save' and keep an eye on your email - you'll receive a notification when a matching property is advertised.

### **Allocation of Properties**

**Please note Bradwell CLT plays no part in the selection of tenants**

Peak District Rural Housing Association is the agent for Bradwell Springs affordable homes.

Based on the Home-Options allocation policies they will make an offer.

They will contact the successful applicant, check they still qualify, and contact them to discuss the offer of accommodation.

**\*Bid is the term Home Options uses for applying, it does not mean offering money.**