

Housing that meets your needs

Would you like to be a tenant of Somerset Co-operative Community Land Trust, at our planned development in the centre of Taunton?

Benefits include:

- You can become a voting member of the land trust, and have a say in how the property is managed.
- Eco-technologies make the rooms cosy, and the cost of living low.
- While paying rent you can build up a fund that will help you with future housing costs, almost as though you had a small mortgage.
- Communal facilities include a large meeting room, access to the social enterprise incubator and laundry.
- Cheap and easy access to a car club managed by Co Cars.
- High speed broadband, and cheap VOIP phone calls.

We will have a four bed flat, two three bed flats, and two two bed flats due to be available from June 2012. Rents will be affordable on housing benefit.

The larger flats may very well house single people that are willing to share a kitchen diner and bathroom. We are keen to confirm at least some tenants before the end of April 2012 if possible.

To apply you must be in one of three situations:

- in housing need (for example, homeless or in temporary or overcrowded housing);
- at risk of homelessness (for example, about to move away from parents, nearing the end of a tenancy, or going through a relationship breakup with nowhere to live);
- unsuitably housed (spending more than a third of your income on housing, fuel poor, or in an unhealthy home).

If there are more applicants than we have rooms available, we will use a process of interviews and questionnaires to establish who will get the greatest benefit from the accommodation.

We do have some expectations of our tenants. You must be willing to attend residents meetings, and contribute positively to community living; agree with other tenants how to manage collective chores such as cleaning the common areas; support the values and objectives of the land trust (see our website, www.somerset.coop/landtrust); be aware that this is a car free development - no parking spaces for personal cars are available (though deliverers and visitors may be able to park); have a plan for regular savings, for example with the local credit union; and be prepared resolve problems and conflicts with the help and support of the management committee.

You will need to provide a deposit, but if you need help with this we can assist. You will also



need to pay rent promptly by standing order. There will be a six month probationary period, after which you can expect to stay as long as you need to.

Apart from these requirements, we are committed to providing equal opportunities wherever possible.

Are you interested? Please email landtrust@somerset.coop, or fill in this form and send to Somerset Co-operative CLT, the Hot House, Wellington Road, Taunton TA1 5AX.

Please tell us your name and contact details (including electronic communications if possible), and details of others in your household:

Why you are in need of this housing (see overleaf – are you in housing need, at risk of homelessness, or unsuitably housed? We do need some details, but normally no more than 50 words)

Whether you can provide two references: ideally one personal, and one from a previous landlord. If so, please include their contact details here (again, email is preferred).

Do you have any special requirements (disabilities, pets, health or lifestyle issues)? We'll try not to let these become a barrier.

Anything you would like to tell us about what you will bring to or contribute to this new community (no need to write more than 100 words).