



## **MCLT HOUSING UPDATE AUGUST 2025**

### **SUMMARY**

- Wheatfield Barns homes are nearly complete. This is a great success for Marshfield's pioneering community- led CLT housing initiative - the first in South Gloucestershire. The MCLT Board thank you all for your support.
- We hope people will be moving into these homes in late September/early October - a cause for celebration.
- The legal process associated with the electricity substation lease has taken longer than we expected but the final details have now been agreed so completion work is now underway.
- The planning conditions for both the shared ownership and the rental homes mean that allocation of these homes will give priority, in perpetuity, to people with a local connection to Marshfield.
- Bids to HomeChoice for the rental properties will be available 6 weeks before occupation and will be advertised on the HomeChoice website only for a week. The shared ownership houses are available now. Applicants for these should contact Brighter Places housing association;  
[https://www.brighterplaces.co.uk/shared- ownership/](https://www.brighterplaces.co.uk/shared-ownership/)
- Applications for the Shared Ownership (SO) homes have been less than anticipated given the very high level of registered interest. This seems due to the constraints associated with maintaining local connection criteria and the difficulties of obtaining mortgages.

## KEY ISSUES

### **What is happening at Wheatfield Barns at the moment?**

If you have walked or driven past the site recently, you will see the buildings now look complete, and landscape work is also underway. Testing for the Passivhaus certification is underway and will be completed shortly now the electricity substation lease is finalised. We have been very pleased with the contractors and the quality of the build. They have done an excellent job getting the houses close to completion.

### **What is happening with the Shared Ownership (SO) homes?**

The SO allocation process has been underway for the last 3-4 months. Shared Ownership is a government scheme that Brighter Places manage. MCLT are not involved in this process.

These homes have not received the number of applications that Brighter Places had expected. The Housing Need Survey required for this scheme had indicated a need for SO, as did MCLT's consultation with young people and the planning application consultation.

When the SO homes first became available there was a very high level of interest. However, the price levels set for the houses (decided by an independent RICS adviser), the local connection constraints and the requirements of independent mortgage companies appear to have discouraged people.

### **Why would someone choose a Shared Ownership home?**

Shared Ownership enables local people with limited resources to acquire a home in Marshfield. This would probably be impossible without the new shared ownership properties.

The scheme was first introduced by the 1980's Housing Act to help people get onto the property ladder if they cannot afford full ownership. Applicants initially can buy between 10%-50% of the value of a property which means lower deposits and mortgage payments and reduced rent on the remaining share. Applicants may need to obtain their own mortgage through a normal application process which Brighter Places and MCLT do not control. As some of the Marshfield shared ownership houses are still available, they are also now being advertised to any potential buyer in South Gloucestershire, but priority will continue to be for those with a local connection to Marshfield.

### **What are the selling points of these SO homes?**

They will be good homes to live in as they:

- allow people to get some equity in property when they cannot afford to buy outright
- they are built to Passivhaus strict efficiency standards so have higher quality materials and specialist construction designed to minimise energy use and significantly reduce energy costs.
- they are set in a beautiful landscape but within walking distance of the school and village amenities
- the house values are lower than that of the majority of 2 or 3 bedroom market houses available in Marshfield where currently, of 26 available properties, only 2 are below £400,000
- they offer greater security of tenure as they provide ownership, which is often not the case for open market rental properties which are in short supply
- the overall cost of Shared Ownership is attractive compared with the cost of renting locally on the open market. Rental properties are also difficult to find in Marshfield.

## How can I find out more about Shared Ownership?

Get in touch with Brighter Places <https://www.brighterplaces.co.uk/shared-ownership/>  
Or for more detail look at; <https://bphomes.co.uk/properties/the-maize/>

## What do we know about demand for the rental homes?

This was the big demand arising from the Housing Need Survey and HomeChoice have had a lot of enquiries. Because MCLT secured planning approval through the SGC Rural Exception Site policy, rental homes will be allocated giving priority to those with a local connection. This addresses the difficulty Marshfield people and those with strong local connections have had in getting allocated a home through HomeChoice and gives them a much better chance of now getting a home in Marshfield.

The adverts are only published, (usually on a Thursday), 6 weeks before occupation date, As soon as HomeChoice make these rental houses available for bids we will alert people through Facebook, the MCLT website and the Notice Board on the Tolzey Hall. **People only have a week to put in a bid.**

## NEXT STEPS FOR MCLT

### Is there still a local housing need?

MCLT recognises that all rural communities need some growth to sustain their vitality and viability. With Wheatfield Barns nearly completed, MCLT is now considering if there is a need for further community led housing (CLH) in Marshfield. If the evidence supports that need MCLT believes Marshfield can best grow through community-led housing initiatives which are small scale with mixed tenure and developed incrementally.

Future development would be driven by local identified housing need and in consultation with the community. The cost of housing in Marshfield suggests a continuing need for affordable housing and there is often nothing available for rent. This situation continues to exclude many with strong local connections from living here.

MCLT has been encouraged to consider a new community- led housing scheme in the final draft of South Gloucestershire Council's 2025 Local Plan. This did not give a housing allocation to Marshfield and suggested that Marshfield is able to address its housing needs through a community-led approach.

*"Marshfield no longer has any new allocations suggested in the regulation 19 plan as the Council instead supports the prioritisation of local homes being delivered through the Marshfield Community Land Trust which has identified a site that it is progressing".*

[New South Gloucestershire Local Plan approved for public consultation | Newsroom](#)

### Why is MCLT committed to community-led small-scale housing development?

- these are built to benefit the community, not for commercial gain
- they allow local communities to take some control over the sort of housing built in their community
- small scale development recognises Marshfield's distance from many services - the SGC Local Plan argues that growth should be proportionate to the available level of services and facilities and wants to see 'decarbonisation of travel'. In its initial assessment of Marshfield, SGC had also argued that growth should be limited to 50 because of the limited number of available school places
- those points led earlier drafts of the Local Plan to propose an allocation of 50

houses in Marshfield, (27 are already under construction). However, this has since been superseded in the final Local Plan draft which, as mentioned above, does not give an allocation to Marshfield but argues that the majority of local housing needs can be met through Marshfield Community Land Trust (MCLT)

- by recognising the importance of local connection, community-led housing enables young people to stay in the village. This increases the availability of staff for local businesses and supports a diverse and sustainable local economy
- local commitment encourages a strong focus on Marshfield's landscape, the environment, and promotion of energy efficient construction and systems (Wheatfield Barns is built to Passivhaus standards).

### **In summary, what will be the next focus for MCLT in relation to housing in Marshfield?**

Circumstances change of course but at the moment MCLT's priority remains with community-led housing that:

- meets locally identified need
- delivers social housing for rent
- gives priority to people with a local connection
- has community support
- helps ensure a thriving and diverse community with strong social networks

MCLT now intends to explore whether there is a requirement for future developments that can meet a need for affordable housing for people with a local connection.

**The MCLT Board:** Christine Eden (chair), ([christine.eden@marshfieldclt.org](mailto:christine.eden@marshfieldclt.org)), Oliver Shirley, vice-chair, John Fuller, secretary, Simon Turner, treasurer, Jim Brookes, Ian Dawes, Ian Jones, Caroline Page, Simon Pressdee, Ros Snow