

SCATA



7 homes
Affordable rented

For further information:
[peteduncan@](mailto:peteduncan@socialregeneration.co.uk)
socialregeneration.co.uk

From 2009, following publication of the local parish plan, the Stocksfield Community Association, a charity with a community membership of about 350 local people that runs the local community centre identified the need to develop more affordable rented homes in the commuter village of Stocksfield, 15 miles outside of Newcastle Upon Tyne. To make this and other trading activities possible, it established Stocksfield Community Association's Trading Arm (SCATA) in 2012 as a not-for-profit wholly owned subsidiary with six local resident directors.

With start-up grant funding and other support from Northumberland County Council, two development sites were identified on derelict land which the local Parish Council had wrestled with working out how to use for about 20 years. One was publicly owned and the other was owned by a dormant charitable trust (using the latter site enabled the development to provide £100K into local sports facilities). Working in partnership with housing association Isos Housing, who already owned 45 homes in the village, plans were drawn up for seven 2 bedroomed homes on the two sites, three bungalows for over 55s and

four flats for small families. SCATA led the development process, negotiating development funding from the Homes and Communities Agency, but worked closely in partnership with Isos throughout, including on scheme design.

Whilst there was some local resistance to the proposals, SCATA's leadership on consultation resulted in strong local support in the community. With SCATA granting a 125 year lease to Isos Housing to enable development and with ongoing support from the Homes and Communities Agency and the County Council, the scheme was completed in 2015. Having developed a local lettings agreement for the homes which restricts new tenants to those with a connection to the village, SCATA participated in the tenancy selection process, to which 100 people applied, some of whom have now become Community Association members. To cater to local demand, SCATA are now considering a second development, likely to be shared ownership, although high land values in the area make development challenging.



We were delighted to be given this opportunity. I've been in ill health, so it's great to now be living on one floor in a bungalow, close to the centre of things and it's all downhill to my son's place.

Elaine Wilson – new resident



The project has made a big difference in the village. We received a huge amount of publicity, and many local people have congratulated us on building good new houses and seeing it through to completion. Providing affordable rented homes here is not easy – the local community had to take the lead and a lot of voluntary effort was needed to make it happen. Four years on and everyone can now see that it was worth it. The real winners are the seven tenants who would have struggled to find an affordable home in our village without this development.

Pete Duncan – SCATA

This has been a really rewarding project to be involved with. There are so many villages across the North East that could benefit from this model of developing affordable homes and Stocksfield is lucky to have such committed people as SCATA to make this project happen.

Vince Walsh – ISOS Housing