

**SMART**  
COMMUNITY PROJECTS

**Press Release**



## **This is a solution for the housing crisis? Watton Village, Bridport**

Can we signal the end of housing poverty **and** address the emergency of Climate Change with this **new housing model**?

Things are stirring down in Bridport, Dorset, known for centuries for its entrepreneurial skills and sense of community. Smart Community Projects Ltd is close to delivering a £50 million proto-type eco village comprising nearly 300 homes, of which 82% are affordable rentals with 5-year secure tenancies, thanks to a **radically simple approach**.

More than 1 million families are currently on waiting lists for social housing in England. Then add on those who are sleeping rough, sofa surfers and the tens of thousands of otherwise self-sufficient young people who simply cannot afford to leave the parental home. Only 290,000 homes were made available last year, leaving a shortfall of 800,000.

Watton Village signposts a very different way forward.

**230 timber framed 2, 3 and 4 bedrooms passive house homes will be let to local people at affordable rents.**

The village will also include 26 shared ownership and 26 open market homes all built to the same high standards.

Every home will have its own built in PV panels, water conservation system and heat recovery, transforming its carbon footprint. The development is expected to generate almost double the power it needs and the surplus will be stored in lithium batteries to be sold to the grid at times of peak demand.

Energy costs for every resident will be far lower than standard homes enabling low income families to have more disposable income which to spend locally, supporting Bridport's economy.



## The Bridport Model

How can Smart Community Projects make this remarkable offer at a time when successive governments have failed so badly to reverse the policy of selling council homes and not replacing them?

1. A landowner with the vision to lease their land at no cost for 40 years
2. A city institution with the vision to finance the development

The loan is repaid over 35 - 40 years through the sale of the 26 open market houses, 26 shared ownership and rental income from 230 affordable homes. After this time, the village becomes the legacy for the family with the continued assurance that the affordable homes will remain in perpetuity. By leasing the land at no cost, this solves the problem of affordability. The institution invests money, while the landowner invests land.

Watton Village has the support of Dorset Council, local and national politicians and is now in the process of raising £500,000 to complete the planning application. The Village is the first step in a goal to revolutionize the way housing is built and made affordable for the many people who today suffer from high costs and poor rental accommodation.

The project is led by Roy Mathisen, a local Bridport resident, Vince Adams in Dorchester and Jonathan Lovett, Architect. Each has put many hours of work into the project on a not for profit basis.

We want to spread our news far and wide so for any further information, discussion or interviews please call Vince Adams on 07887 942888 or Roy Mathisen on 07749 786 705.

For further information and a detailed prospectus:

**[www.smartcommunityprojects.org.uk](http://www.smartcommunityprojects.org.uk)**