



Who will get to live in Thorverton CLT's homes on the Silver St (north) site and on what terms?

And how will this differ from any affordable homes provided by private-developers, for example on the Lynch Rd and Glebe sites?

The homes on the Silver St site will all be available at levels below market prices. They will be developed and managed by our housing association partner, Hastoe Housing Association. Hastoe will be able to afford to charge below-market levels because (i) they will get the land very cheaply, and (ii) they will get public subsidy of around £150k per home.

The current plan is for 15 homes to be provided there, 12 for rent and 3 for shared ownership. There will be a mixture of sizes – 3-beds, 2-beds and 1-bed.

Hopefully the homes will be ready to occupy during 2028.

The rented homes will be at “social rent” levels – around 50-60% of market rent levels. By contrast, any affordable homes for rent on the private-developer sites are highly likely to be at so-called “affordable rent” levels, which are 80% of market rents.

The lettings and sales policies for the affordable homes – on any of the sites – will be set down in agreements with Mid-Devon DC Planning known as a “section 106 Agreement”. The Agreements will be bespoke to each site, and are likely also to include a “Lettings Policy” or “Local Lettings Plan”, giving more detail than the umbrella s106 Agreement.

TCLT will be party to the negotiations between MDDC and Hastoe about the Silver St site's s106 Agreement and Lettings Policy.

Once the Lettings Policy is established, individual lettings/sales decisions will be down to Hastoe.

A key difference between the TCLT/Hastoe site and any private-developer one is that **the lettings (& shared-ownership sales) on our site will be prioritised for locally-connected people, even if their housing need is less than households elsewhere.** By contrast, on the private-developer sites MDDC and the developers will expect any affordable housing to contribute to meeting priority housing needs across the whole of Mid-Devon.

For our site, we expect the term “local” to reflect a geographical “cascade”: firstly it will mean Thorverton parish, secondly contiguous parishes, thirdly Mid-Devon as a whole.... and so on.



“Locally-connected” is likely to mean households (i) living locally, or (ii) working locally, or (iii) with a strong family or caring connection to a Thorverton household. TCLT expect that Hastoe will give it an opportunity to verify applicants’ claimed local connection.

For the rented homes, households will need to be registered on Devon Home Choice (DHC) (<https://www.devonhomechoice.com>). This sets out certain restrictions on being able to register – eg certain immigration statuses, history of anti-social behaviour or rent arrears....

Although MDDC households can register on DHC – and in principle be eligible for the Silver St homes - even if they are in “no housing need” (a misleading label), there will be income & asset thresholds above which households will not be considered. See 2.7 of Devon Home Choice’s Policy Document.

TCLT expects to be able to agree with Hastoe some flexibility around “under-occupation”, that is some tolerance around households not precisely fitting DHC’s criteria for matching household size to home size.

Shared-ownership sales are not handled through DHC: Hastoe is likely to run its own register of interested households, to which TCLT will contribute.

TCLT, October 2026