

Are you looking for affordable sustainable housing?

Adeiladau Tymor Hir is a Community Interest Company (CIC) set up to help meet two challenges facing our rural communities: climate change and local people moving to the cities.

It is hard for local people – in particular young families and key workers - to buy good quality, affordable housing. Adeiladau Tymor Hir plans to provide an alternative for low-budget and first time buyers. Adeiladau Tymor Hir means “long life buildings”: by making long-lasting buildings affordable, we believe we can encourage families to stay living and working in rural communities. Using the principle of “staircasing”, occupants will buy a share in the property, while paying rent on the remainder, and may increase their share when they can afford it. If they wish to move, they will be able to sell their share back to the Community Interest Company for the open market value of their share at the time. Provision will be made in the leases to maintain the housing as affordable.

Today there is much talk of the need to “go green”. By using environmentally friendly products – from washing up liquid to electric cars – and increased recycling, many people are trying to reduce their carbon footprint. But the biggest obstacle to a sustainable lifestyle is housing, with most homes still reliant on carbon fuels and domestic energy being the biggest contributor of greenhouse gases. In addition to the damage fossil fuels inflict on the environment, they are also often sourced from volatile regions, and recent market turmoil underlines the risks of gas and oil.



Computer generated image of proposed house designs. The site is on a slight hill overlooking the village with great views of surrounding countryside.

Our buildings are designed for sustainability from the outset, and will make the most of natural resources. The structure will be a timber frame insulated with sheep wool and rendered with lime, which will continue to work for the environment for years as it slowly absorbs CO₂. The houses will make efficient use of renewable energy to minimise heating costs. Innovative design and energy efficiency will minimise impact on the environment, and also help avoid rises in energy costs.

The idea has met with a positive response from the local community and from local and national government representatives, including MP Adam Price, who recognises the need for affordable local housing developments, sustainability and community regeneration.

The first potential site for Adeiladau Tymor Hir is in Cilycwm. If the project goes ahead, the homes would be available to those who can show eligibility for affordable housing. Criteria have yet to be fully agreed, but it is likely that preference will be given to local residents who do not own their own home and who have a household income sufficient to repay a mortgage on a part of the market value of the home. We are now at the stage of finding out how many people might apply for this housing.

If you are interested in living in one of the homes and think your situation could qualify you for affordable housing, please visit www.kbjarchitects.co.uk/affordablehousing and download an Expression of Interest form by 30 September 2008. Alternatively write to Adeiladau Tymor Hir CIC, Cartref, Rhandirmwyn, Llandovery SA20 0PB.