

Aster Housing – Selling Properties

Correspondence from resident:

"I recently attended the parish council AGM and it was mentioned about the proposed new housing being built and that there was around 65/68, sorry I can't remember the exact number, we're on the list for the housing.

I'm therefore confused and a bit angry that the housing association, Aster, who are I believe involved in the new housing scheme. Are prepared to sell off perfectly good housing stock in the village, Claiming that no one wants to live in Corfe Castle!

I understand that the parish council has no control over the housing association but with housing being an ongoing issue both locally and nationally this is unexceptionable and an issue I believe the parish council should be working to try and stop!

Are the parish council even aware of the housing association recent 'policy' (I've heard of this happening all over the Purbeck area) of selling houses they deem to be not financially viable. The house I know they are selling is in halves cottages, a perfectly adequate 3 bedroom home for a family. The residents one of whom passed in February and the other now in a care home had lived there for 71 years!

Without enough affordable housing available for families in the village, where does the village future stand!

Where does it end, will it be the case that every time an aster house becomes empty in the village they sell it on. Where does that leave those families unable to afford to buy in the village or anywhere else for that matter. The extra houses being proposed won't be extra housing for the village it will be the only affordable housing and with it being mainly smaller properties (I believe) where does it leave family wishing to live here? "

Statement from Aster:

"Between 2021 and 2023, we undertook a full and detailed stock condition survey, a major project designed at understanding the condition of each of the 36,000 homes we own or manage. We regularly review our buildings to ensure they meet the standards we and our customers should expect. This takes into account things like investment and maintenance costs, occupancy levels, and the cost of any major works that are likely to be needed over the next few years.

In a small number of cases, we believe that selling the property would be a better option than looking to bring them up to required standard. Properties being assessed for disposal are reviewed by local housing teams before they are formally selected. We have recently selected one property in Corfe Castle as part of this assessment and it is currently being appraised, but as it stands no final decision has been made with regards to its future.

We are a not-for-dividend organisation, meaning that proceeds from any sales we make are reinvested into improving our services and maintaining the quality of our other homes for the longer-term benefits of our customers but also reinvested into building more environmentally and energy- efficient, affordable, safe and secure new homes.

In 2022/23, we built over 1,300 new homes – the most we've ever built in a year – and 39% more than we built in the previous year. Inside Housing magazine placed us seventh in their annual Biggest Builder survey for 2023, up from 14th on the previous year."