

EASTINGTON COMMUNITY LAND TRUST (CLT)

Hazel Cottage, Millend, Eastington, Stonehouse, Glos. GL10 3SF

Report to Parish Council, May 2016

1. Background

The CLT is a voluntary group, set up as a result of the Parish Plan 2013. In the democratic form favoured by the National CLT movement, it welcomes members from across the Parish who join for £1 perpetual membership and elect a Steering Group. Most CLTs move on to become Incorporated Trusts or Charities, which is the stage of transition which Eastington CLT has now reached.

2. Membership and Incorporation

There are currently 40 members who have elected a steering group of 7, including Ian Crawley, a National CLT Advisor. The Steering Group have studied various forms of Incorporation and have decided to use Community Benefit Society (non-charitable), favoured by 70% of CLTs. We are researching a solicitor to assist fuller examination with the help of a £4,000 grant from National CLT Network.

The broad plan is to bring the CLT to the brink of incorporation prior to a full public meeting in early July when additional members will be sought and a Board of Trustees elected.

At your June meeting, Council will be invited to nominate an ex-officio Trust Member. It is expected that the then District Councillor(s) and County Cllr will also be Trustees.

3. Funding

The CLT has operated on a shoestring until now, gaining valuable data and opinions through the Parish Council's 2013/14 Housing Needs Survey and the well-funded activities of the Neighbourhood Development Plan (NDP).

In 2015, Council approved the application for a £4,000 grant from National CLT, which was then successful and the money is now in the CLT bank account. This is to meet solicitor's fees for incorporation plus public awareness of the CLT and initial land dealings

Locality, who mainly funded the NDP, also fund CLTs aiming for a Planning Application and that would be the main source of funds in the next 6 to 12 months. Discussions between the CLT and Locality have been initiated.

There are inevitable hiatuses between funding tranches and Parish Council will be asked in June to consider a modest dowry for the Incorporated CLT. It is also feasible for the CLT to apply for funds from the Solar Farm and CB beneficial funds.

4. Land Acquisition

This is the most problematic of issues for a number of reasons:-

4.1 Scale of building

Fortunately, we have the 2013/14 HNS which details the number, tenure, size and style of houses the Parish needs. Before the 2018/19 HNS review and after the completion of the extended Swallowcroft , we have a requirement of:

- 3 bungalows of 1 or 2 beds, for market sale
- 9 larger houses (3 or 4 bed) for affordable rent
- 16 smaller houses (1 or 2 bed) for affordable rent

4.2 Selection of site

Again, we have guidelines from the NDP research showing several sites within our preferred range of 800 metres from Alkerton Cross and 800 metres from OHMG. All landowners within that classification were interviewed during the NDP process and the CLT has pursued only such sites, in a priority order. A working figure of 2 phases of 12 units is being used.

4.3 Ultimate purchaser

Essential to building Affordable Housing is that sites be available in perpetuity to the Parish. A CLT, incorporated with what is called an “asset lock” is the ideal vehicle for achieving this. Funding can come from various sources but the cheapest is the Public Works Loan Board, who require the Parish Council to borrow the money. This was done most recently for OHMG: the June meeting of Parish Council may be asked to consider this also.

5. Conclusion

This report is for information only, although the Acting Secretary will be available to handle questions on May 10th during the Public Section. Much detailed work remains to be done by the Steering Group but we are working hard now to bring affordable housing, for the Parish, to the Parish within this year. Further reports to Council will follow monthly from now on.

Tom Low, Acting Secretary,
Eastington CLT Steering Group
3rd May 2016