

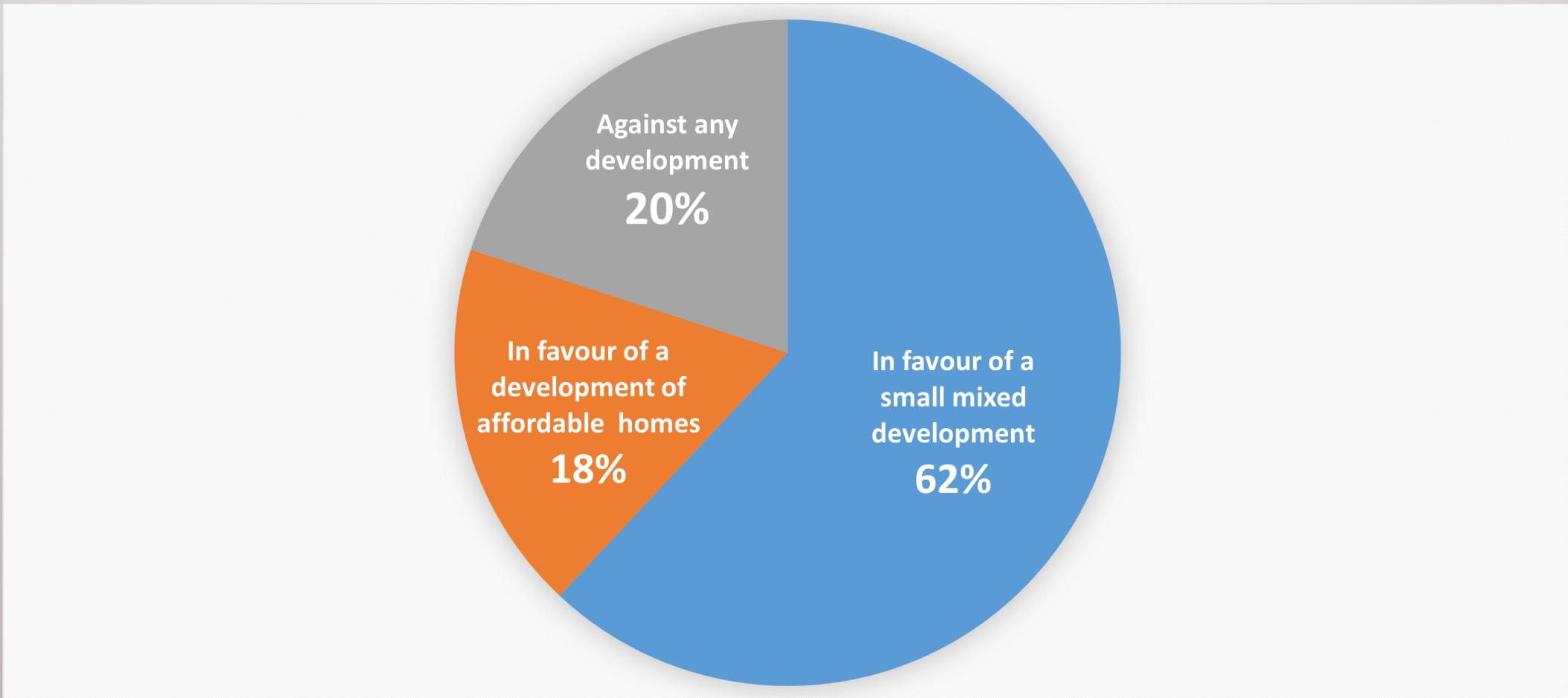
Slides presented to public meeting in Abbotts Ann Primary School on 19 January 2017



Abbotts Ann Housing Project Group, January 2017

Housing for local people

Survey results - opinion



Abbotts Ann Housing Project Group, January 2017

Housing for local people

Survey results - need

Expect to need affordable housing within 3 years

22

Expect to need to down-size within 3 years

30

Proposed development

15 dwellings



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Housing for local people

Purpose of meeting?

How to achieve the outcome wanted by the 80% whilst being sensitive to the reasonable concerns of the 20%

- Community Land Trusts
- Site selection
- Partnership options
- Funding
- Route map
- Get involved



Housing for local people

Why?

- Strong community
- History
- Support local services
- Fairness



Housing for local people

What is a Community Land Trust ?

Legal entity established and run by the community to provide benefit to the local community.

It must

- use profits to benefit the community
- enable members of the community to become members of the trust
- be controlled by members of the trust



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Housing for local people

Why a Community Land Trust ?

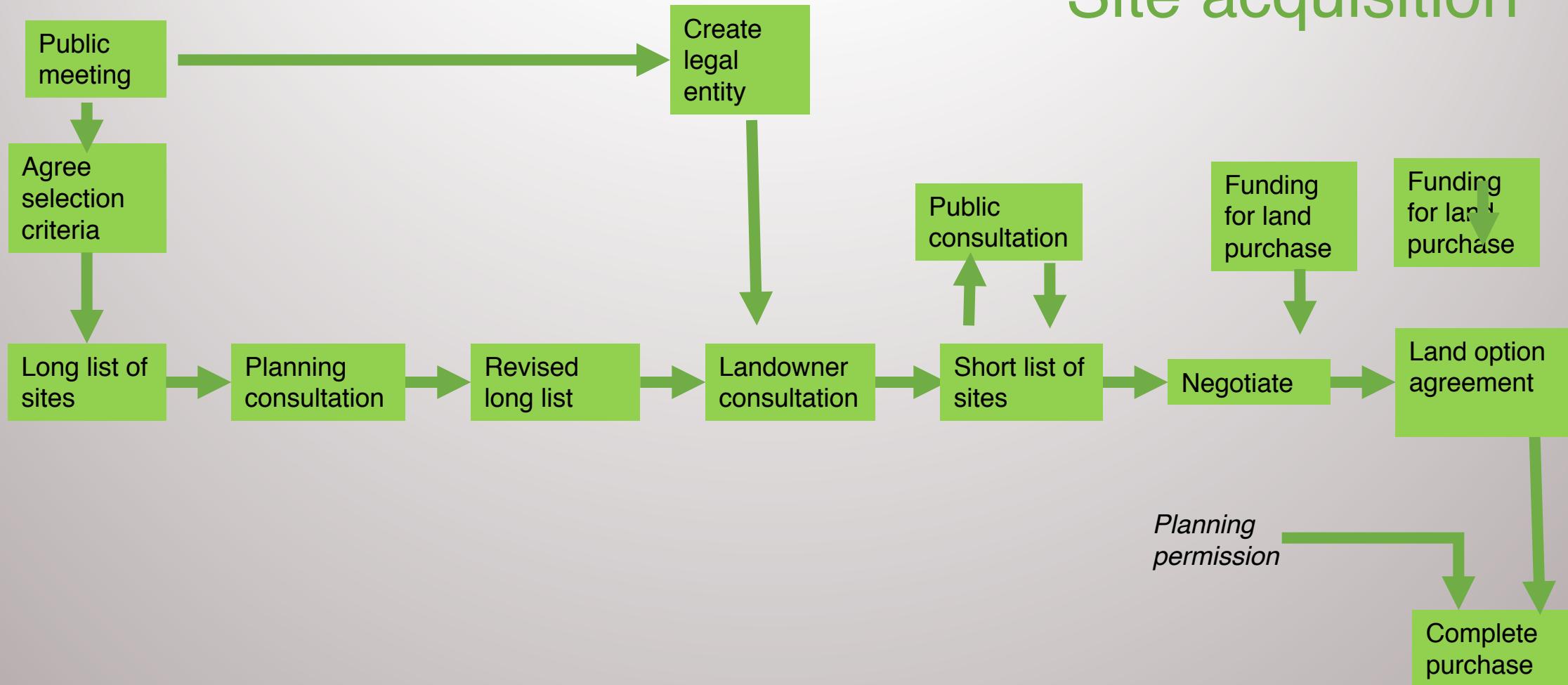
- Sole purpose: community benefit
- Only people with local connection eligible for affordable homes
- No right to buy rented property
- Proactive role for community in location, design and management
- Financial benefits returned to the community
- Open and democratic management



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Housing for local people

Site acquisition



Site selection criteria

Qualifiers

Willing owner

Owner willing to sell at an affordable price

Right size

Suitable for development of 15 dwellings

Acceptable to the Planning Authority



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Housing for local people

Site selection criteria

Comparison points	Prioritise by numbering the boxes 1 – 7
Visual impact	
Satisfactory road access	
Proximity to village centre	
Expandability	
Within or close to settlement	
Land cost	
Development cost	



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Housing for local people

Partnership options

Risk/involvement/ Reward/control	Hi			LO
	Stand alone CLT	Partnership - development	Partnership/ lease	Stand alone HA
<i>Contractual/relationship</i>	<i>None</i>	<i>Design/build contract</i>	<i>Long lease</i>	<i>None</i>
Buy land	CLT	CLT	CLT	HA
Commission development	CLT	CLT	HA	HA
Long term finance	CLT	CLT	HA	HA
Manage development	CLT	HA	HA	HA
Own/manage lettings	CLT	CLT	HA	HA
Development profit to	CLT	CLT/HA	HA/CLT	HA

Funding of start-up costs

Possible Items

Public meetings
Creating legal entity
Legal advice
Other specialist advice

Possible sources

CLT technical assistance fund
Local authorities
Fund raising



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Housing for local people

Funding of development costs

Possible Items

Land purchase

Legal costs

Stamp duty

Building costs

Professional fees

Statutory fees

Financing costs

Possible sources

CLT investment fund (pre-development finance)

Private finance

Government grant funding (Homes and Communities Agency)

Fund raising

Local authority

Charitable Trusts

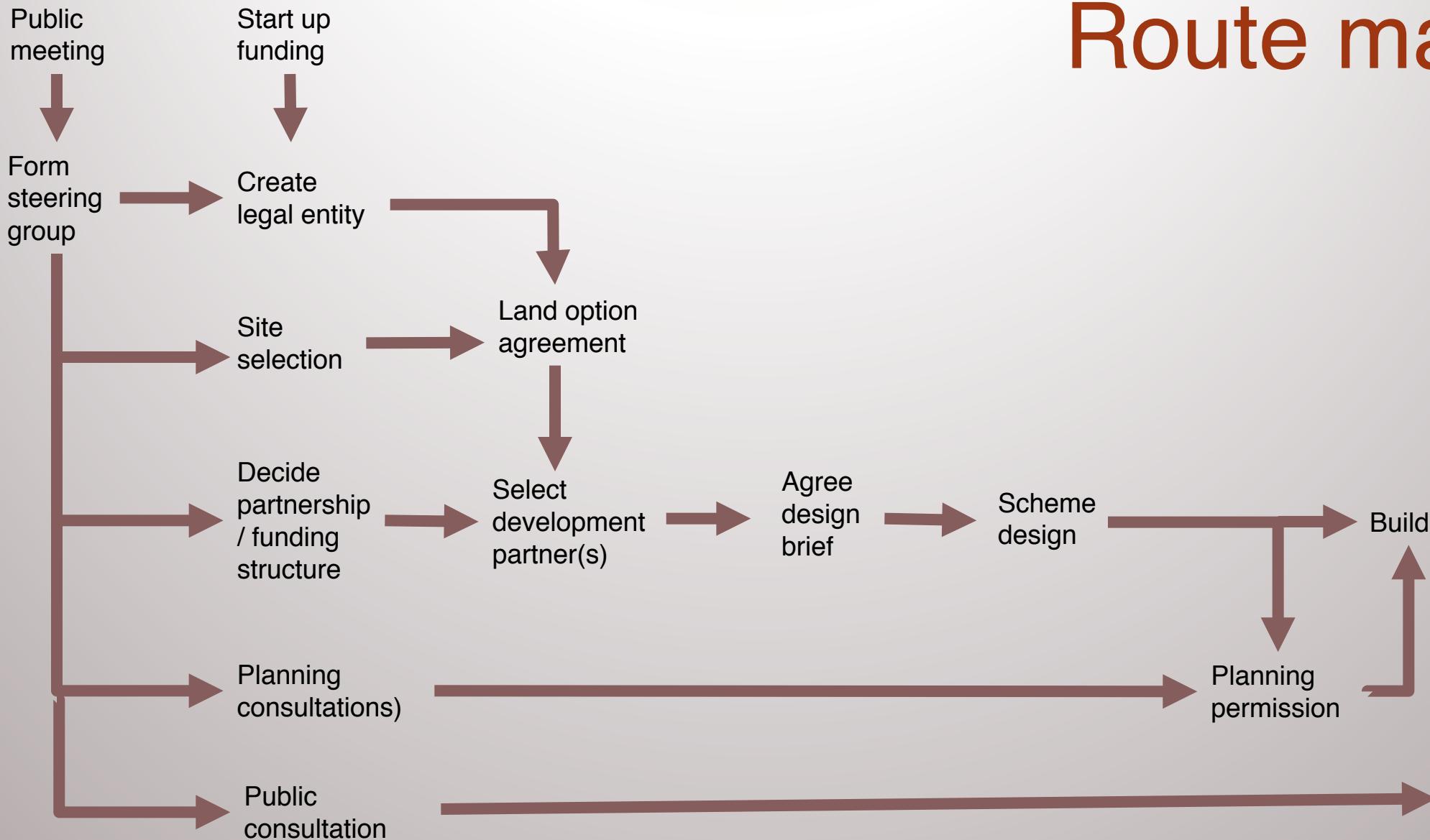
Share issue



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Housing for local people

Route map



Get involved!

Steering Group

John Barlow

Beth Deacon

John Moon

Neil Palmer

John Patience

Ray Lucas (Chair)

David Reid

?

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Housing for local people