

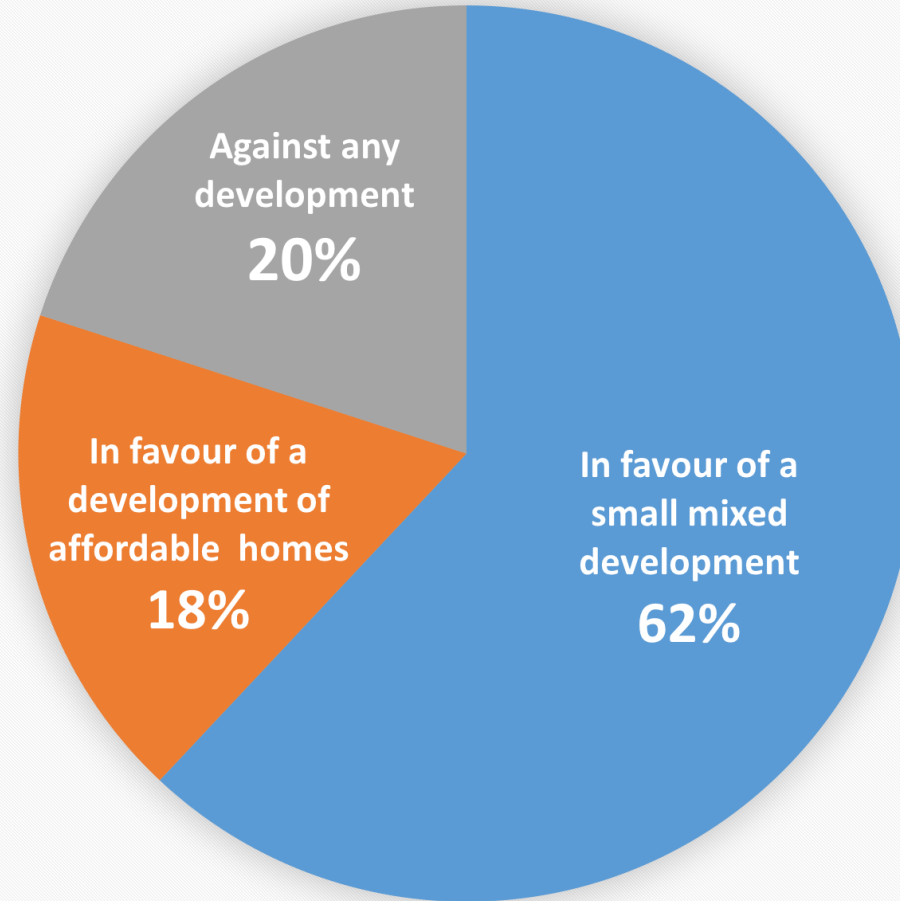
# Slides presented to public meeting in Abbotts Ann Primary School on 19 January 2017



Abbotts Ann Housing Project Group, January 2017

Housing for local people

# Survey results - opinion



# 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



# 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



Abbotts Farm Housing Project Group January 2017

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



Abbotts Ann Housing Project Group, January 2017

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



# 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	



# 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	



# 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



# 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

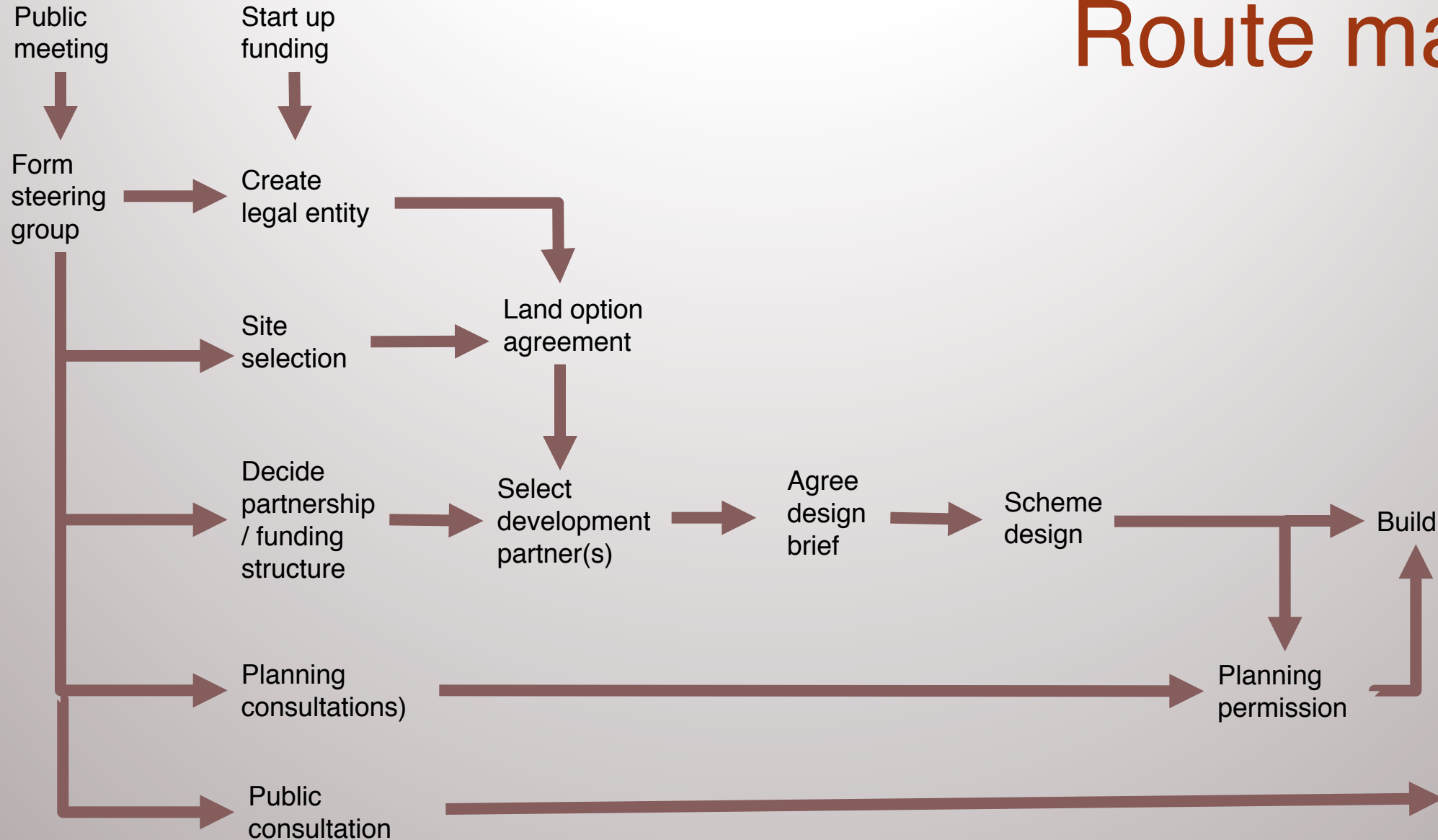
Local authority

Charitable Trusts

Share issue



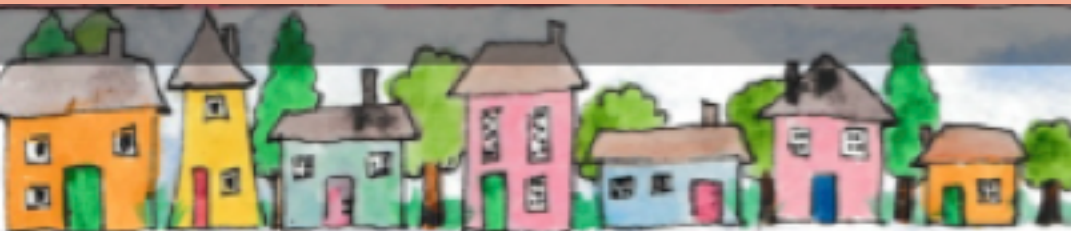
# Route map



# Get involved!

# Steering Group

John Barlow  
Beth Deacon  
John Moon  
Neil Palmer  
John Patience  
Ray Lucas (Chair)  
David Reid  
?  
?



Housing for local people