

Homes for Locals forever

How Communities can do it for themselves

Tywardreath & Par Parish NDP

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Cornwall Community Land Trust



Tale of two Parishes



HELSTON

These people fear their village could DOUBLE in size due to planned housing developments

 **Chasing the Agenda**



Setting the Agenda





What is a Community Land Trust?

A **not for profit, community** based organisation run by **volunteers** that develops housing at **permanently affordable** levels, **or other assets**, for **long term community benefit**

The statutory definition is in Part 2 of the Housing and Regeneration Act 2008



Cornwall Community Land Trust

Community Benefit Society with charitable rules established as an umbrella CLT for Cornwall in 2007

Help local communities **set up their own** community land trust

Develop community-led **affordable housing**

Work closely with **communities and Parish/Town Councils** to develop affordable housing and other assets for local people



Cornwall CLT housing ambitions

1. Standard – Helping communities & changing family life for the better

Community Led – local CLT or Housing Working Party led.

Homes “for Locals Forever” – for ‘locals’ & in perpetuity.

Homes that provide low cost living – affordable to run - maximise energy efficiency.

Decent homes - good space standards – > nationally described space standards.

Genuinely affordable - less than two thirds of open market value & ‘affordable’ rent.

Working with nature – Cornwall Wildlife Trust partner. Work to mitigate impact.

2. Scale

From 20+ to **50 + new homes** each year by 2022



Cornwall CLT Achievements

Has developed or helped to deliver **236 homes since 2007**

3 schemes recently completed (Landrake, St Teath & Rame 29 homes),

1 (Duloe 18 homes) due to complete next month; **another** to start later this year at Ruan Minor (6 homes)

6 potential pipeline developments (76+ homes by end 2020)

Cornwall Community Land Trust and local CLTs have delivered a **significant percentage** of the national CLT output – 241 of 800



What is Community Led Housing?



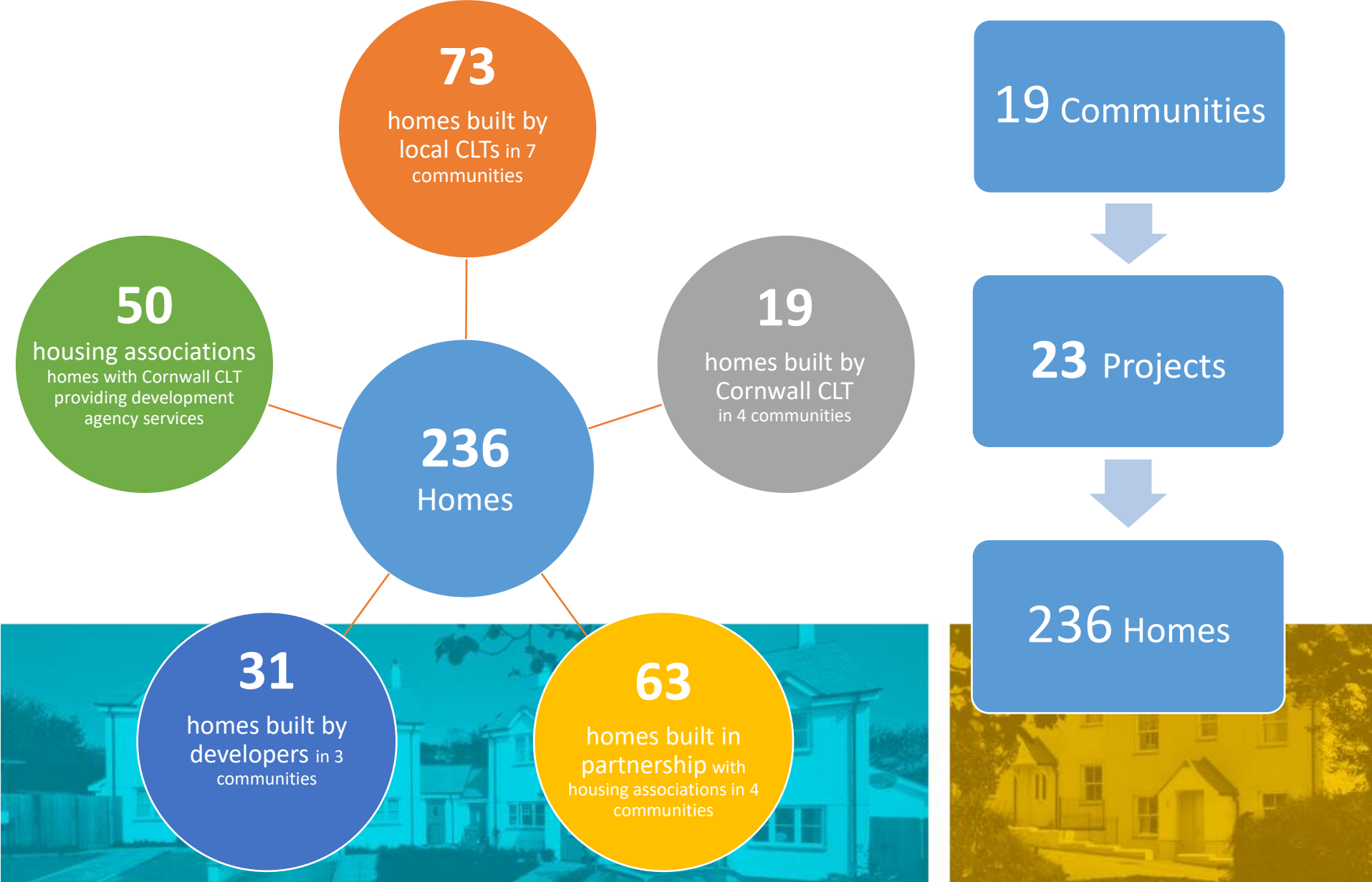
What is Community Led Housing?



What is Community Led Housing?



Homes Enabled by Cornwall CLT 2007-2018



Helping Communities Meet Housing Need in Perpetuity

Two community-led options

Help create a new local CLT and help you deliver your own scheme(s)

or

Create a local Housing Working Party and Cornwall CLT take risk for you



Local CLTs

St Minver CLT Ltd

St Just in Roseland CLT

St Ewe Affordable Homes Ltd

Camelot Country CIC *

Lands End Peninsula CLT Ltd

Luxulyan CLT Ltd

Calstock CLT Ltd

St Gorran CLT

Grade Ruan CLT

St Ives CLT

Constantine CLT

Truro CLT



Local Housing Working Parties (HWPs)

Nancledra

Wendron

Newlyn

St Mawgan

St Mellion

St Teath

Lanivet

Duloe

Kelly Bray

Menheniot

Landrake

Blisland

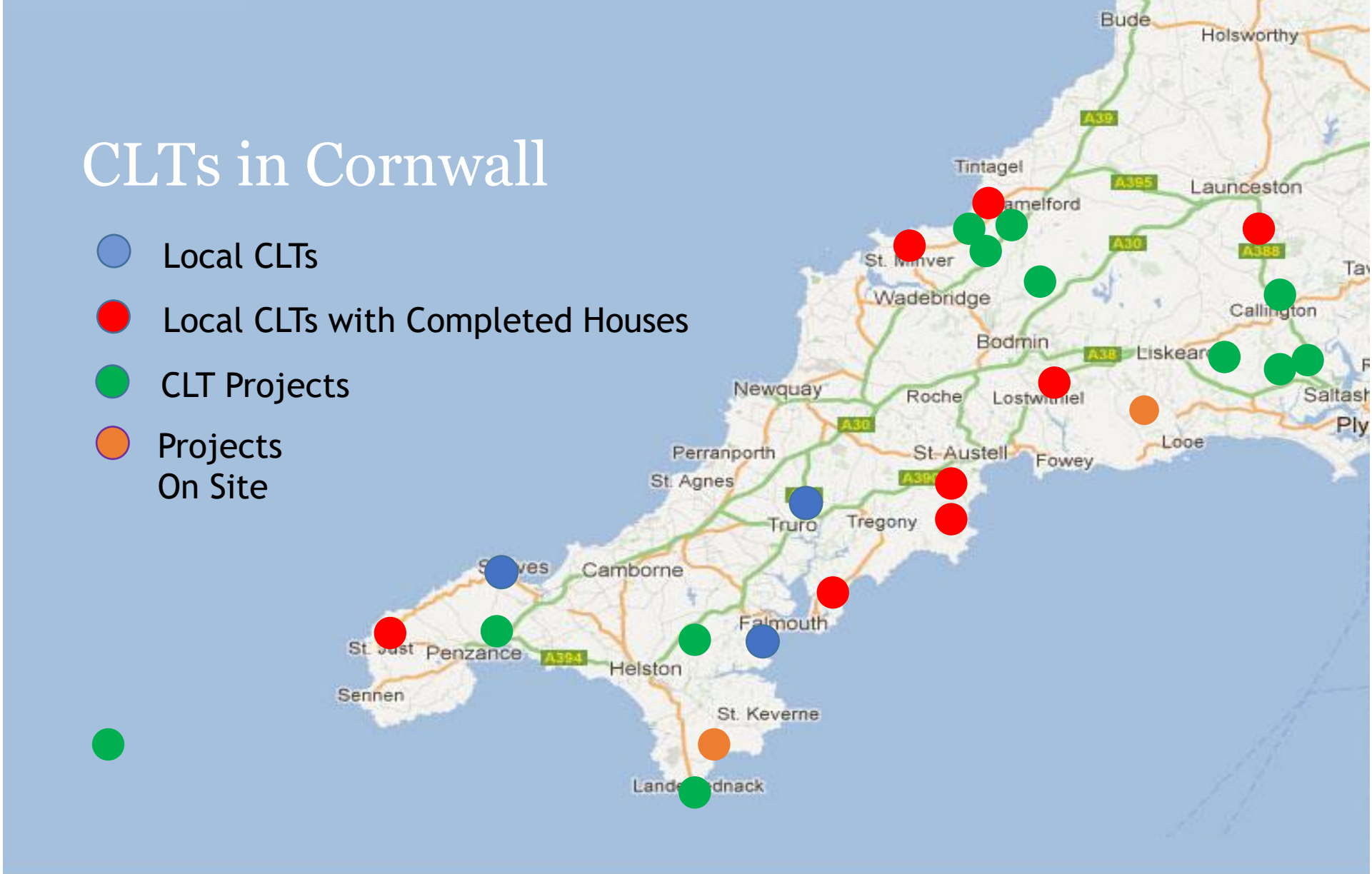
Delabole

Gwennap



CLTs in Cornwall

- Local CLTs
- Local CLTs with Completed Houses
- CLT Projects
- Projects On Site



Next steps

1. Housing Need Survey
2. Call for land
3. Site appraisal & options review
4. Pre-development & planning application
5. Secure development partner and finance
6. Build
7. Long term management



Help and Support is at hand...

Cornwall CLT can help by:

- ✓ Admin and secretariat services to HWP
- ✓ Professional services: site appraisal, planning, pre-devt, viability, options analysis
- ✓ Community engagement
- ✓ Land - option agreement, purchase
- ✓ Planning application and S.106
- ✓ Finance - negotiate & secure
- ✓ Development partner & contractor
- ✓ Meeting local need & perpetuity objectives
- ✓ Development Agency
- ✓ And more...



Conclusions

- ✓ **Community-led – it works!**
- ✓ **CLT - Proven track record**
- ✓ **Need & aspirations - remain**
- ✓ **Support & finance – available**
- ✓ **Local Plan and NDPs - established**
- ✓ **No better time than NOW**





Thank You

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