



Community Meeting  
23rd November 2022  
Affordable Homes for Local People

# Agenda

- 1) Introductions
- 2) Background to the Project
- 3) What is a CLT and what can it do?
  - *Questions*
- 4) The Housing Project and Housing Needs Survey
  - *Questions*

Tea, coffee and informal chat with CLT





# Introductions

# West Down Community Land Trust Introductions

- Ricky Tucker - Chair
- Susy Bailey - Secretary
- Lynda Hunt - Treasurer
- Sue Ayre - Founding member
- Tony Verney - Founding member
  
- Steve Watson - Middlemarch CIC
- Alison Ward - Middlemarch CIC

# Background to the Project

- Follow up from first public meeting 13th Oct 2021
- Affordable housing not delivered Lower Broad Park development, The Parish Council wanted a community-led approach to providing affordable housing in future.
- 6th April 2021 - North Devon Council advised Middlemarch to approach West Down Parish Council
- Middlemarch - **non-profit social enterprise** - provides an advice service and project support - affordable housing projects - funded by Devon CC and fee recovery from successful projects.
- 1st June 2021 - Presentation by Middlemarch to Parish Council.
- The PC decided to open this up to public, first public meeting arranged.

# Background to the Project (cont.)

- 13th Oct 2021 - Public presentation by Middlemarch at Parish Hall, volunteers asked to come forward to set up Steering Group.
- 30th Nov 2021 -First CLT Steering Group meeting.
- Nov 2021 - onwards - Monthly meetings, PC secured set up costs (grant from NDC).
- 21 June 2022 - West Down CLT officially formed.
- Summer 2022 - ongoing -Search for a site - letters sent out to local landowners - not yet found a site.
- 21 Sept 2022 - WDCLT met with other local CLTs in Ilfracombe.
- Oct 2022 - PC secured funding for Housing Needs Survey to find out what homes are needed.
- TODAY - public meeting to introduce WDCLT, recruit members, promote upcoming Housing Needs Survey, ask for help finding a site.



What is a Community Land Trust, and What can it do?

# West Down Community Land Trust

## What is a Community Land Trust?

- Not-for-profit organisation set up to benefit a specific community or communities
- It is registered with the Financial Conduct Authority as a Community Benefit Society



# What is a Community Land Trust?

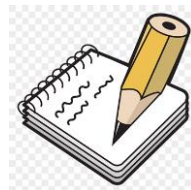
- CLTs can own land and other assets which are important to a community. Eg. shop, pub, post office
- Why another community organisation ?  
Like most CLTs, **our first project aims to provide affordable housing** for people and families with a local connection to the Parish
- The role of a CLT is to ensure that local people remain in control of local assets.
- CLTs develop and manage these assets in partnership with delivery organisations to ensure their long-term sustainability (Middlemarch, Housing Associations)

# Who can join a Community Land Trust?

- A CLT is open to membership by anyone living and working within the community who supports its aims.
- The CLT will be managed by a Board of Management elected by its Membership, all of whom are eligible to stand and vote for the Board.
- Membership of the CLT is by purchase of shares at £1 each.
- Minimum shareholding = 1 share.
- You can leave and ask for your money back at any time.

# What do I get from becoming a member of WDCLT?

- Show your support for an Affordable Housing Project in the village.
- Able to vote for the Board of Management, eligible to stand for the board.
- A voice - to vote on proposals made by the CLT, eg. site, eligibility criteria for housing, housing design.  
(one vote per shareholder)
- Can be as involved or not as you like.
- Membership of the CLT is by purchase of shares at £1 each.
- Please collect a form at the back after the meeting or sign up today.



# Questions

# The Housing Project



# Site search

- Aim to build around 10-15 houses depending on housing needs.
- Up to 1.5 acres.
- Letters sent out summer 2022 to local landowners.
- Some discussions but no site identified yet.
- Can you help? please come and have an informal discussion with us or Steve.

# West Down CLT's First Project

## Affordable Housing for Local People

- Once a site is secured, the CLT selects a housing association partner to work with.
- The CLT would own the site and lease it to the housing association for 125 years. The CLT receives a ground rent.
- The CLT uses a grant to appoint an architect and surveyors, and makes a planning application.
- The housing association partner funds and builds homes, taking the development risks.
- The housing association allocates the homes in line with criteria approved by the CLT.

# Examples of CLT projects



# Local CLT projects ongoing

- Hartland
- Georgeham and Croyde
- Woolacombe and Morteohoe
- Lynton and Lynmouth
- Parracombe
- Combe Martin
- Braunton

# Appledore CLT - 9 homes completed in 2019



# Appledore cont.





East Devon  
Corry Valley CLT – 6 homes

# Lyme Regis CLT and Yarlington Housing – *West Dorset AONB*



# Who will the houses be for?

- The CLT, the Council and the housing association will approve the criteria for allocating the homes
- Typical criteria are:
  - (a) Has lived in the parish for the previous 5 years; or
  - (b) Has worked in the parish for the previous 2 years;
  - (c) Has family who have lived in the parish for 5 years.
- To be eligible, applicants must be registered on Devon Home Choice, the county housing register. This verifies their legitimate need for affordable housing.

# **Overview of Housing Needs for West Down Parish**

# West Down Parish





# Housing Needs Survey

- Last housing needs survey - 2011/2012
- 12 families
- 2 x 1 bed
- 1x 2 bed
- 6 x 3 bed
- 2 x 4 bed
- 1 x 5 bed
- Jan 2021 - 15 households have expressed an interest in affordable housing in West Down Parish (as per Devon Home Choice)

# Upcoming Housing Needs Survey

- Oct 2022 - Parish Council secured funding for a Housing Needs Survey- to be carried out by Devon Communities Together (£3500+)
- Will be sent out by post - end of 2022/beginning 2023
- Can be completed by post or online
- People who have had to move away because of the cost of local housing can receive a copy if they would like to move back to the parish.
- Great chance to address housing needs of our community.



# New tenants of Lyme Regis CLT



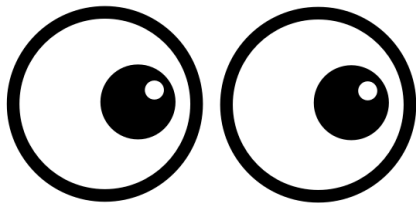
# Questions

# Informal chat with CLT Members



Please...sign up to be a member of WDCLT,  
talk to us about a site

Look out for and complete the Housing  
Needs Survey



## Thank you!

If you could not attend the meeting  
and are interested in joining please  
collect a membership form from the  
village shop.

Any questions please contact us on:

[westdownc1t@outlook.com](mailto:westdownc1t@outlook.com)