

Alison Ward

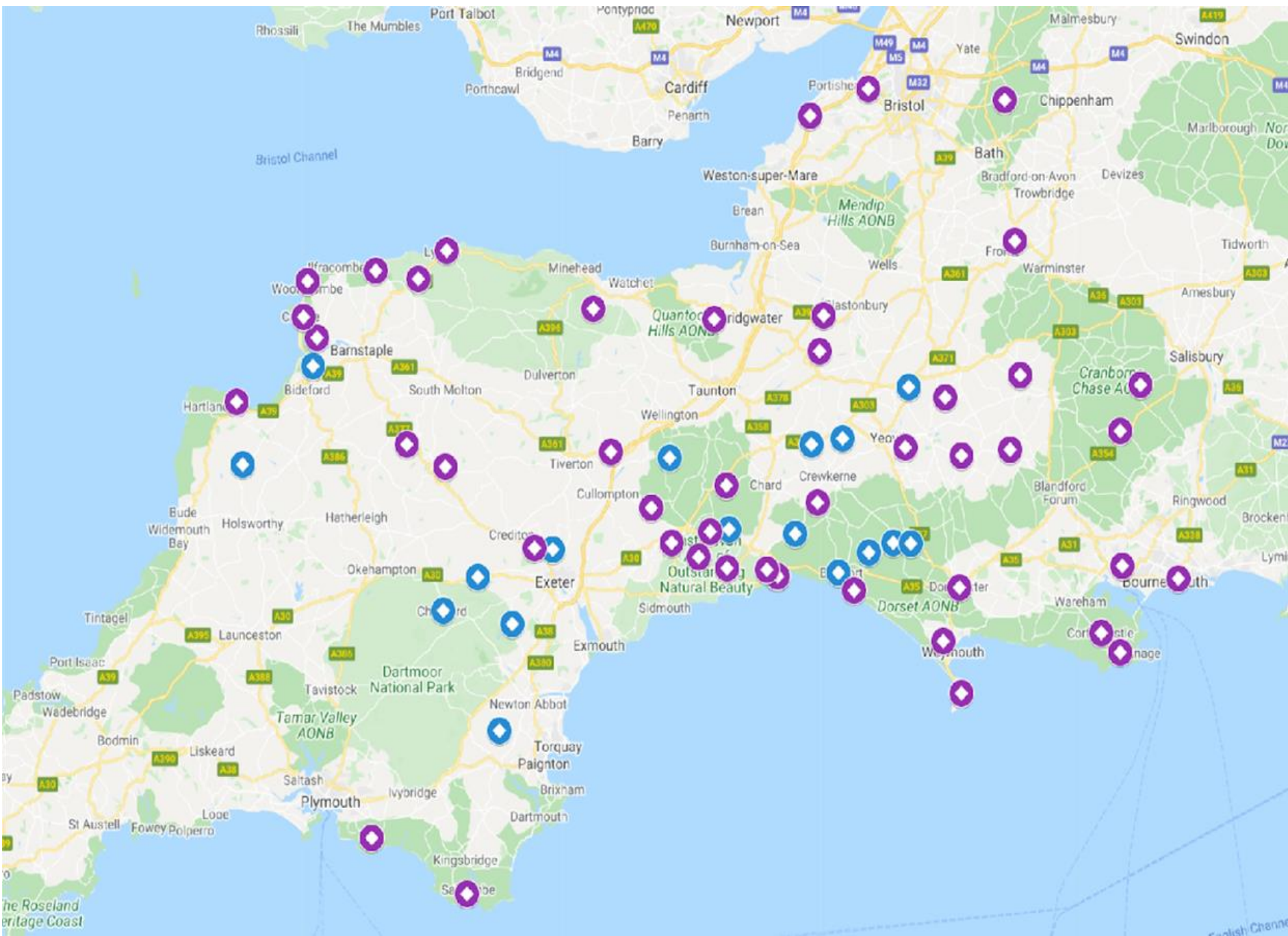
Community Led Housing Adviser





- Community Interest Company
- Technical advisers to CLTs since 2010
- Work closely with Homes England, Housing Associations, Local Authorities, the CLT Network, Government etc
- Specialise in partnerships between CLTs and Housing Associations

<https://middlemarchclh.co.uk/>



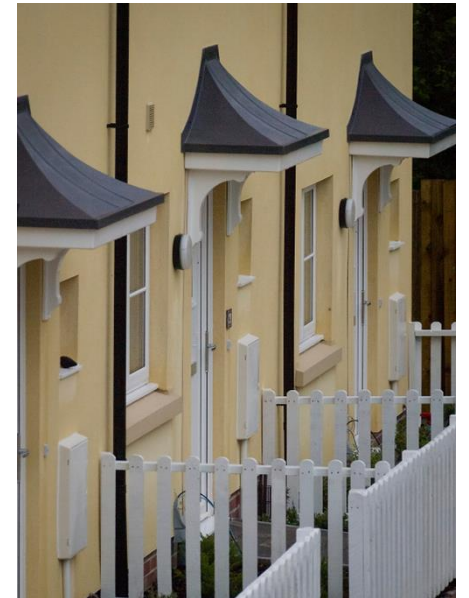
CLT/HA
partnerships

200 completed
homes

500 in the
pipeline

Four Principles of a CLT

1. Not-for-private-profit organisation set up to benefit a specific community.
2. CLTs can own land and other assets which are important to a community – starting with affordable housing.
3. CLTs hold those assets so that they are available and affordable for future generations.
4. A CLT is open to membership by anyone in the community supporting its aims.



Projects undertaken by CLTs



- Affordable homes
- Land
- Pub
- Shop
- Workspace
- Post office
- Allotments

Aspirations

Affordable homes
Protected from the Right to Buy
Prioritised for local people
Social rents
Low carbon
High quality aesthetically
Locally supported

**COMMUNITY
LAND TRUST**

A local CLT is incorporated
And shapes the project

A HA partner is selected
and the CLT applies for
planning

The CLT retains the
freehold in perpetuity

Homes are let in line with the
CLT's agreed allocation plan
– mostly for social rent

LAND

HA



Build

Planning is
consent obtained

The CLT acquires the
freehold, the HA acquires
a long-term lease

The HA finances, builds and
manages homes with Homes
England and LA support



Marshwood Community Land Trust

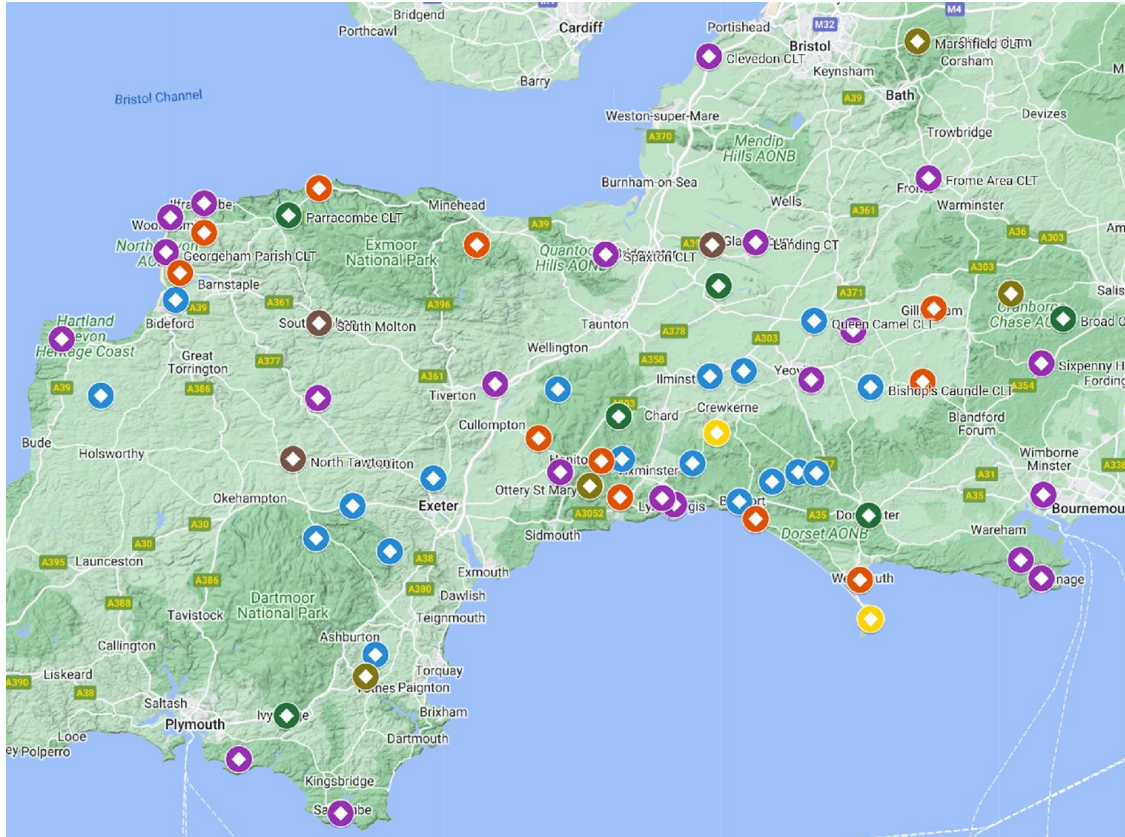




A S T E R
G R O U P

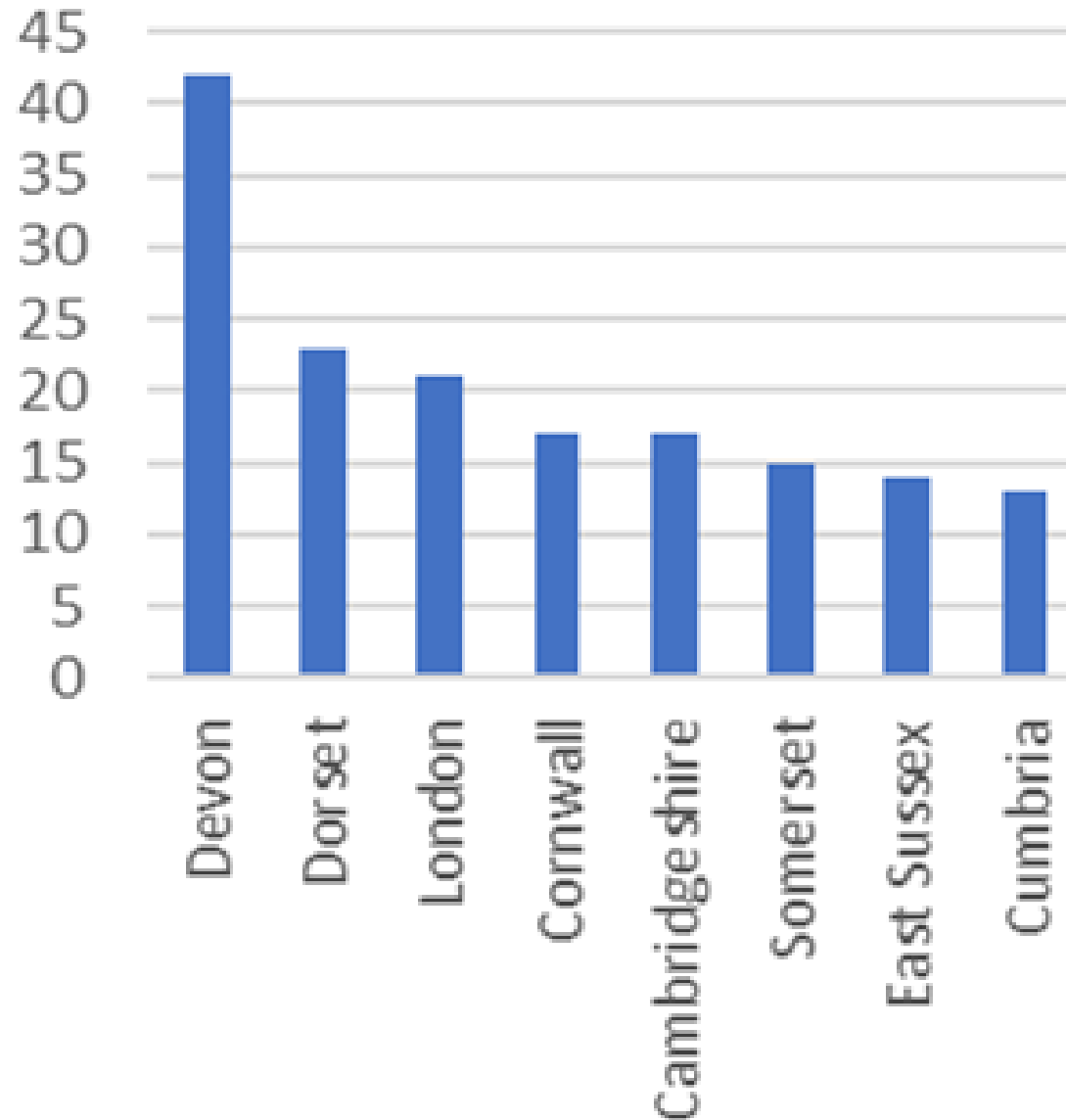


Some statistics



- 69% in Area of Outstanding Natural Beauty, National Park, Heritage Coast, Conservation Area or Green Belt
- 93% rural, mostly Rural Exception Sites
- 90% under two acres
- 83% are 100% affordable
- 73% for Social Rent
- 100% will be owned by CLTs and managed by RPs

Dorset



- Symene CLT (Symondsburry)
 - Upper Frome Valley CLT (Maiden Newton)
 - Toller Porcorum CLT
 - Marshfield CLT
 - Powerstock & District CLT
 - Lyme Regis CLT
 - Broadwindsor Group Parish CLT
 - Bishops Caundle CLT
-
- Plus CLTs with various projects in Corfe Castle, Langton Matravers, Dorchester, Burton Bradstock, Sixpenny Handley, Sherborne, Weymouth, Portland, Bradford Abbas, Sturminster Newton, Gillingham ...



**POWERSTOCK
& DISTRICT
CLT and
HASTOE HA**

8 HOMES



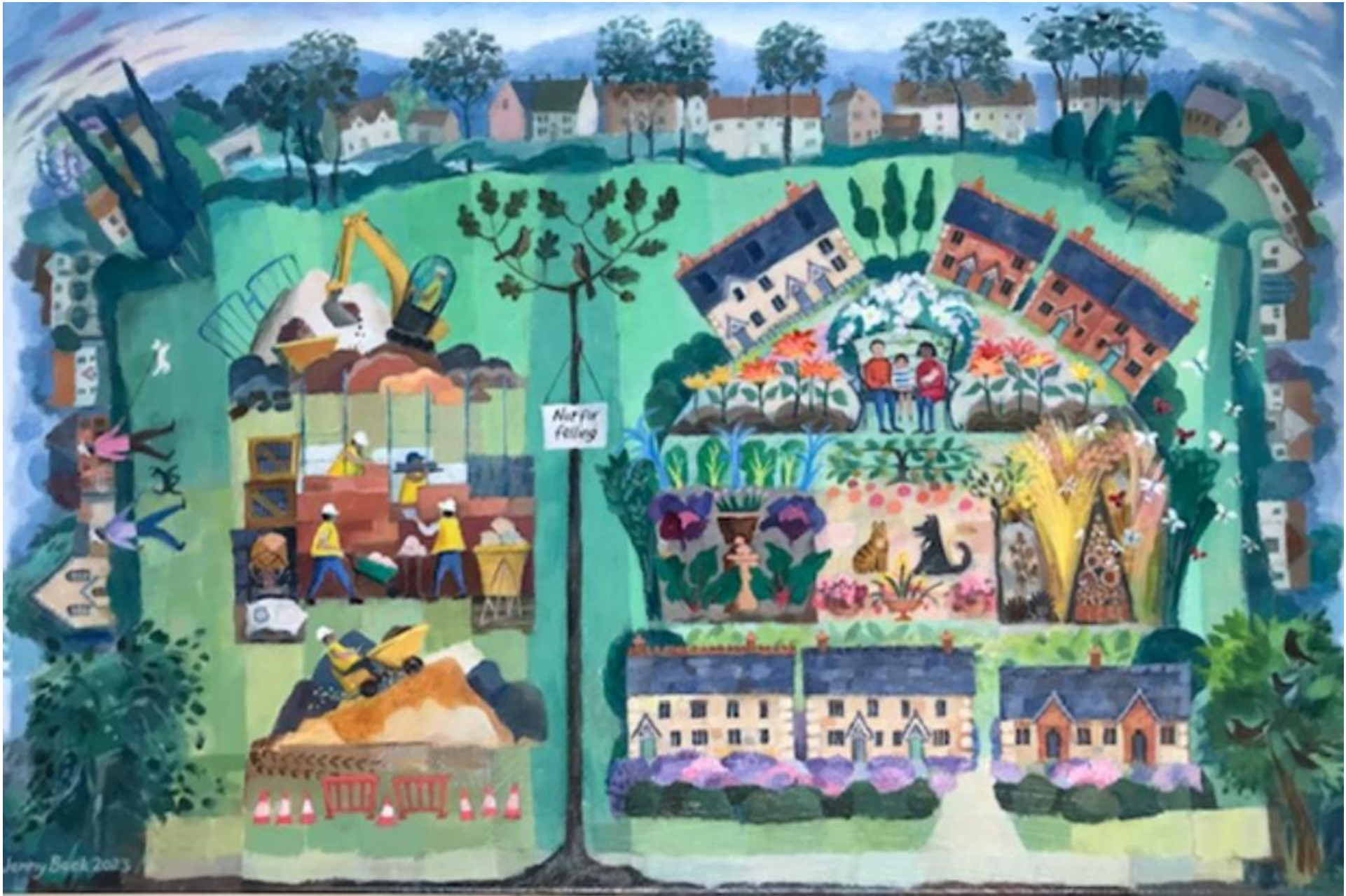


BROADWINDSOR GROUP PARISH CLT

15 HOMES

- **AONB**
- **Neighbourhood Plan**



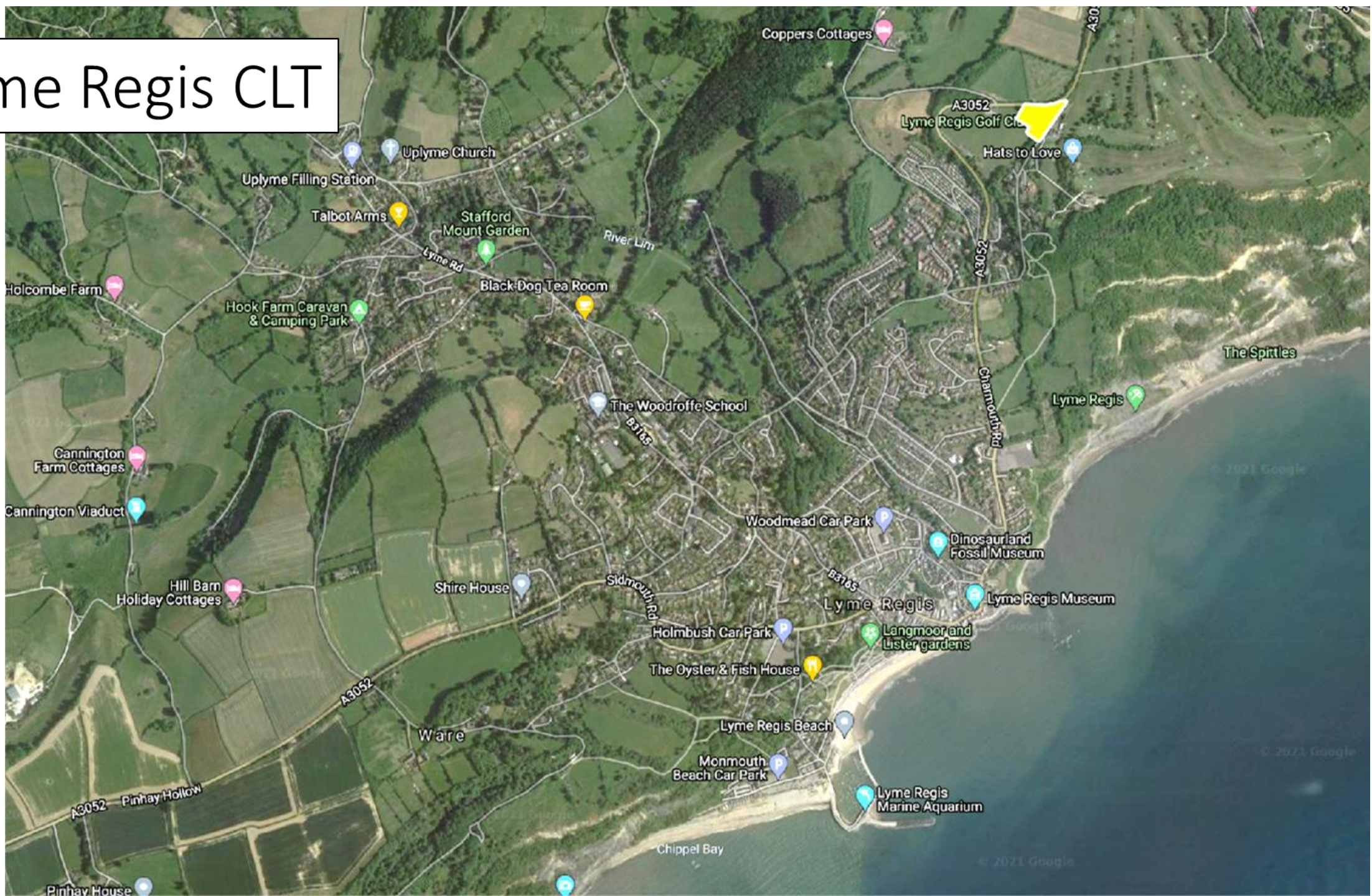


Painting by Jenny Black

An aerial photograph of Lyme Regis, Dorset, England. The image shows a sandy beach in the foreground with several groups of people sitting on towels or blankets. To the left, a row of colorful buildings (white, pink, and blue) lines the beach. A road with parked cars runs along the buildings. In the background, a dense residential area with many houses is visible, extending up a hillside. The sea is on the right side of the image, with a rocky breakwater extending into the water. The sky is clear and blue.

Lyme Regis CLT

Lyme Regis CLT





LYME REGIS CLT

15 HOMES

- **AONB**
- **Recommended for refusal**
- **Granted consent by 11 votes to 1**





