



# Queen Camel in Somerset

Our Community Land Trust journey  
and our first project.

# Background History



## Community Plan 2005 identified need for:

- **affordable housing for local people...**
- an expansion of business
- adequate off road public parking.
- a school that is in a safe situation and is able to meet the whole educational needs – physical as well as academic - of its children.
- a community complex that is safe and meets the needs of the community

## Development Plan 2009 – land & Buildings

**Recommended formation of a CLT –**  
*inaugurated December 2011*

# What is a Community Land Trust?

- A not-for-private-profit organisation set up to benefit the community.
- It can own land and other assets which are important to a community – often with an initial emphasis on affordable housing
- It must hold those assets so that they are available and affordable for future generations
- It is open to membership by anyone supporting its aims (and domiciled in the UK).

# Some first tasks prior to formation...

- To have a group with a united aim
- To identify actual housing need
- To decide which route and legal format
- To find some sources of finance and potential sites
- To select a firm of Solicitors



to identify actual housing need...

1<sup>st</sup> Housing Needs Survey 2007  
(identified **14** households)

2<sup>nd</sup> Housing Needs Survey 2011  
(identified **30** households)

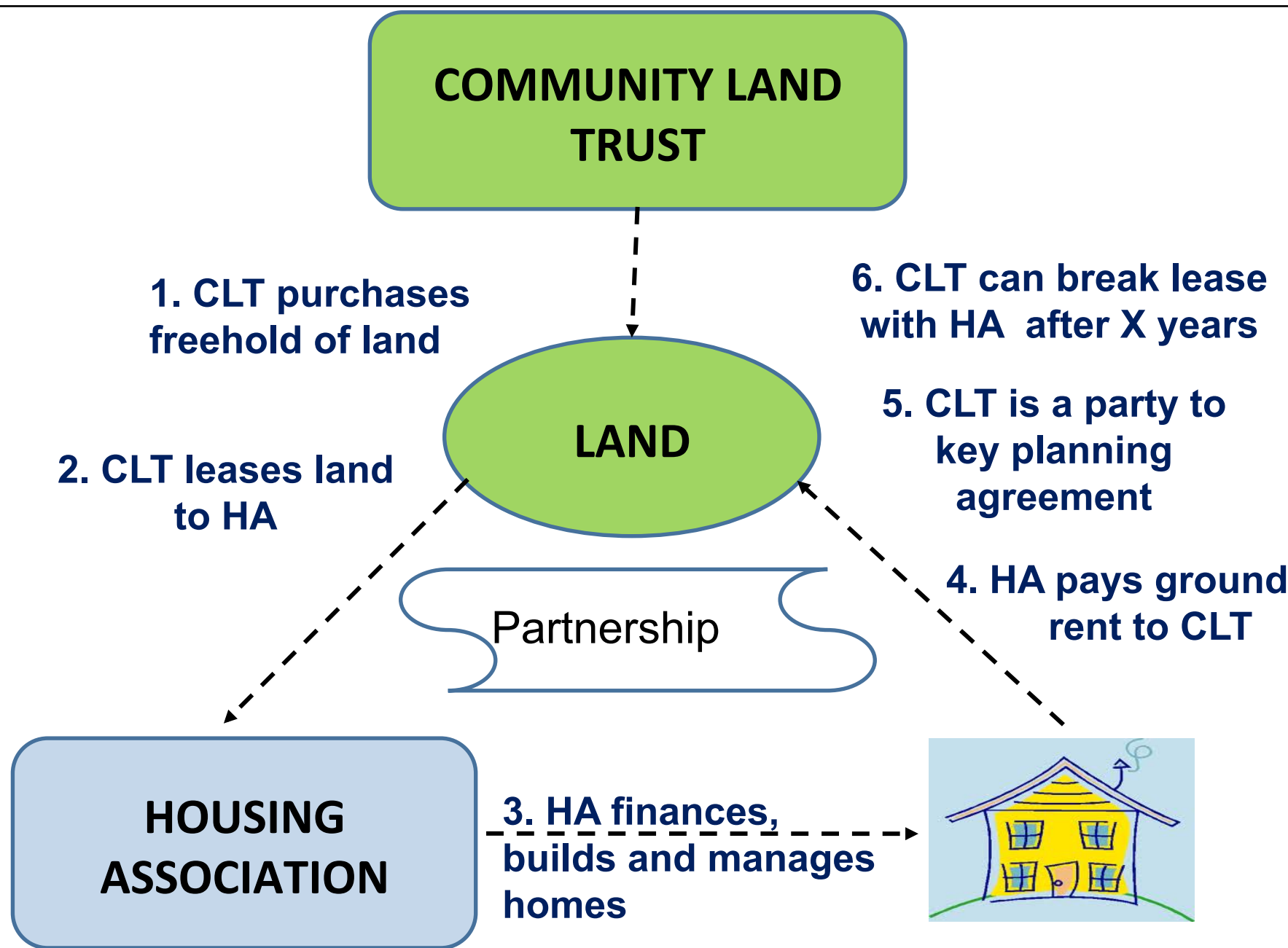
## ... to decide which route

1. Hand to Housing Association - *community would lose any control for perpetuity.*
2. Form a CLT and go it alone – *would require expert knowledge and a huge amount of volunteer time.*
3. **Form a CLT but partner with a Housing Association** – *recommended as having the best of (1) and (2) while removing or minimising the disadvantages of both.*

*Selected Hastoe Housing Association*

# Benefits to the Community of CLT and Housing Association Partnership

- The CLT can have influence over the Tenant Allocation Policy of Affordable Homes via the Section 106 Agreement. Homes are for 'local' people and the CLT can help to define what 'local' should mean for the community.
- Ground rent income from the freehold ownership of affordable houses can be assigned to community projects.
- The CLT will be able to encourage local people to join the waiting list for homes, help local people to apply and keep the community informed.
- The CLT can become a focal point for the community for other projects and schemes.



# To decide which legal format...

Three legal formats considered:

1. **Community Benefit Society** (Industrial and Providence Society for the Benefit of the Community)
2. Community Interest Company Limited by Guarantee or by Shares
3. A Company Limited by Guarantee that is also a Charity



## To find sources of finance...

- Parish Council received £3,000 grant from SCC towards Affordable Housing set-up costs – before CLT formation
- CLT received £6,000 grant from SSDC towards its set-up costs
- Housing Association received grant from HCA (Homes & Communities Agency) towards cost of houses.

# To find a site for our houses...

- Included District Council Planners from start
- Planners identified possible exception sites
- All landowners of possible sites received same letters (the first included plot price).

# The final site



## and Solicitors?

- Used tender process to select Solicitors
- Accepted **local** tender with fixed price that covered:
  - Preparation and approval of Agreements with Housing Association, and sub-lease for tenants
  - Legal work to purchase land and register title
  - Legal work and advice on Section 106 Agreement - *key clauses* **Local Connection and Eligibility**
  - **A lot of pro bono work!**

# How do we Govern?

- Adopted the Rules - prepared by Wessex Community Assets Ltd.
- Drafted Policies & Procedures
- Hold regular Board Meetings (have been monthly)
- Nominated director attends all site meetings



# How did we Consult & Communicate with the local Community?

- Annual Village Meetings – *since 2006 has included displays and presentation updates*
- Ad hoc Village Meetings - specifically for the development plans
- ‘Planning for Real’ – drop in consultations March-April 2012 – feedback in marquee for launch of Jubilee
- Website and leaflet drops

# Planning for Real - Village Model



# Drop-in Consultations





# Marketing

Created a logo



# The story continues.....



*The computer's idea of the rear of our first project.....*







# Ground Breaking Event 8 May 2014







## Progress by September 2014



# Progress by January 2015



The Long Road to Roman Way -  
February 2015





The Long Road to Roman Way -  
February 2015



# 2015 onwards



The Long Road to Roman Way -  
February 2015



The Long Road to Roman Way -  
February 2015