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| Agenda item no. |  |
| Report to       | Burwash Parish Council                       |
| Subject         | Community Led Housing Conference 10 Oct 2018 |
| Date            |  |
| From            | Cllr Lesley Elmslie                          |

## 1. Conference Report

- 1.1 Tom Warder, Sussex Community Housing Hub, introduced the subject of Community Housing Hub, originally known as Community Land Trusts (CLTs), which can form part of Parish/Town's NPs to provide proper 'affordable' housing. He advised there is a lot of support including technical 'project partners'. Assistance available from planning to completion of the project, including feasibility, finding developers, partners, project management, as well as helping to develop community group.
- 1.2 Charles Roberts of East Cambridgeshire District Council/Stretham & Wilburton CLT said their population was 1,500 households and through the CLT provided a further 720 houses. They formed their CLT about 7 yrs ago. Two Parish Councils joined forces to enable people to live and work locally. Set up a 'call for land' 12 acres, found a development partner and through consultation with the communities found out what parishioners wanted and what they did not want. Also provided a new doctor's surgery. They approached the District Council for help and formed a Local Plan and stated what they wanted as 'affordable' for the village. Assets belong to the community in perpetuity. Project was self-funding, e.g. 30% affordable, remaining market value, less cost of land 'profit' paid for building 'affordable'. Project was Manor Far, Stretham, 75 homes, 23 affordable and 52 market value in partnership with Laragh Homes. Average rent is 65% of market value. The CLT have since built a number of homes including houses, flats, terraces etc with the market homes subsidising the 'affordable'. Check their website: [www.strethamwilburtonclt.co.uk](http://www.strethamwilburtonclt.co.uk)
- 1.3 Beth Boorman, National CLT Network, said they helped with the national infrastructure to help with the formation of Groups, CLTs, Co-Ops as well as enabling groups through their national network. Website: <http://www.communitylandtrusts.org.uk/>
- 1.4 Becky Ashley, Homes England, Homes England is the non-departmental public body that funds new affordable housing in England. It was founded on 1 January 2018 to replace the Homes and Communities Agency. Becky said England has to provide 1m homes by 2020 and there is £44billion funding support available. Looking at providing 300,000 homes per year. Funding is paid retrospectively in stages, first payment after forming an organisation (CLT), second payment after planning application (by March 2020). Minimum of 10% matched funding. Focus is on 'affordable' and consultation with the community. CLT needs to be a 'registered provider' or their 'partner' is a registered provider. Homes England also have land which may be available in our area. Check website: [www.gov.uk/government/organisations/homes-england](http://www.gov.uk/government/organisations/homes-england)

## 2. Workshop – Building a Community Led Organisation

- 2.1 Graham Maunders (GM) of Sussex Community Housing Hub introduced the subject and explained the need to set up a legal structure to provide assets for community benefit, with ongoing community involvement/consultation. It is important to have local engagement to agree what is required, where, and how it will be achieved. The Legal entity (CLT) would have to have a mission and aims statement clearly documented and on the parish website, including declaration of interests, policies, AGM and annual report. There would also be a clear financial plan with a finance committee, minutes of meetings etc again on the parish website.

- 2.2 The CLT would be 'owned' by locals and GM recommended advertising an open membership scheme at a 'reasonable' membership cost with 'volunteers' having free membership. This could be achieved by holding local 'fun' events, or piggy backing off local events, door drops, newsletters, local radio, engage with schools, doctor's surgery, etc.
- 2.3 To get started GM suggested finding a willing group of 5 to 10 people to create a Steering Group, define the area i.e. the whole parish, and engage with the community to create the Business Plan as a result of activities mentioned above. Obviously before the Business Plan was put together there would need to be a feasibility study. The Steering Group would need to have terms of reference, agree roles and responsibilities, code of conduct etc and ensure agendas and minutes of meetings were readily available on the parish website.
- 2.4 DM said it may also be a good idea for the CLT to 'partner' with a local architect and/or builder. At which point Nicholas Champkins, Architect, took the floor and said architects can help to translate designs and help with the project management, procurement, as well as planning applications. For example they have recommended Passivhaus buildings which provide a high level of occupant comfort while using very little energy for heating and cooling, stating that residents' energy bills are approximately £5/mth which is almost 'zero energy' cost.
- 2.5 Lucas Shone, (LS) of Boutique Modern (modular buildings) then took the floor, and said there were a number of different types of modular buildings from flat pack houses, to volumetric 3D houses built in a factory and delivered in pre-finished parts. LS said it was most cost effect for large numbers of the same design rather than one offs.

### **3. Matters for decision**

- 3.1 AiRS are holding a Rural Business Networking event at Burwash Village Hall on Monday 12 November, does anyone want to attend?
- 3.2 Do BPC want to form a Community Hub (formerly a CLT)?
- 3.3 Do BPC want to ask Etchingam Parish Council if they want to join BPC and create a joint Community Hub?
- 3.4 Consider possible 'partners' i.e. AiRS/Sussex Community Housing Hub, Architects, builders, etc
- 3.5 Request start-up funding from various sources.

### **4. Proposal**

- 4.1 Recommend that BPC agree to the formation of a Community Led Hub as part of their Neighbourhood Plan to ensure proper affordable housing is provided within the parish.