Supporting Community-Led Housing in the East Midlands
EMCLH

• Non-profit Community Interest Company Ltd by Guarantee
• Established 2012 with a one-off grant from Lincolnshire County Council
• 7 CLTs created: 4 in Lincs, 3 in Derbys
• Methodist Churches
• Parish Councils
EMCLH Projects
What is a Community Land Trust?

Not-for-private-profit organisation set up to benefit a specific community that:

- owns land and other assets which are important to a community – with an emphasis on affordable housing
- holds those assets for future generations
- has open membership and is democratically controlled by the community

S79 Housing & Regeneration Act 2008 – full definition
Legal options for a CLT

• Community Interest Company
• Charitable Company
• Community Benefit Society (Industrial & Provident Society)

• All have limited liability
• All lock assets for the benefit of the community
Wilsford CLT

- New Community Benefit Society
- 10 homes for Affordable Rent
- Asset transfer of Village Hall
- WCLT owns the freehold
- 125yr lease to Housing Association
- Zero objection to the planning application
Youlgrave CLT

- New Community Benefit Society
- 6 homes for Affordable Rent
- 2 homes for Shared Ownership
- Exception site
- In the Peak District National Park
- Overcame vexatious village green application
- YCLT own the freehold
- Long lease to a Housing Association
North Somercotes Parish Council

- PC developing parish-owned land
- 6 homes for Market Rent
- Two tranches of DCLG grant to progress planning application
- Planning permission secured
- Capital funding through Public Works Loan
Bradwell CLT

- New Community Benefit Society
- CLT is adopted Neighbourhood Plan Policy
- Site opportunity
- 12x s106 housing units
- Employment units
Lincoln Birchwood Area CLT

- New Community Benefit Society
- Proposed 62 unit scheme
- Local Authority land
- Local support
- Secured £36k DCLG grant to progress planning application
- Outline Planning Permission Nov 2018
1. Landowner leases land to HA

2. HA pays lease premium

3. Landowner sells freehold to CLT for £1

4. HA finances, builds and manages homes

5. HA pays ground rent to CLT

6. CLT is a signatory to Section 106 Agreement

7. CLT can break lease with HA
Community Housing Fund

• Spring 2016 Budget
  – £60m for “...additional residential properties to enable community-led housing developments, including through Community Land Trusts, in rural and coastal communities where the impact of second homes is particularly acute.” HM Treasury

• Launched 23rd December 2016
  – Year 1 allocated to 148 Local Authorities
  – £60m pa for 4 or 5 years
  – Years 2-4 bid prospectus due for publication
LCLT - EMCLH

- Nationwide Foundation 3-year grant
- Develop community-led housing enabling service across the East Midlands
- Name change to reflect the expanded service and geography
John Mather
Facilitator
www.emclh.co.uk
johnm@emclh.co.uk
07598 176353

Stanley Bett House
Tentercroft Street
Lincoln