

**TITLE: Community Land Trust Pre-Development Grant Application**

Committee: Finance & Assets Committee

Date: 28 March 2024

Author: Community Led Development Advisor

Report No: Y181

Contact Officer:

Debbie Wildridge, Community Led Development Advisor

[Debbie.wildridge@eastcambs.gov.uk](mailto:Debbie.wildridge@eastcambs.gov.uk) 01353 665555, The Grange, Ely

## **1.0 ISSUE**

- 1.1. To consider an application for a grant through the Community Land Trust (CLT) Pre-Development Grant Scheme.

## **2.0 RECOMMENDATION**

- 2.1. Members are requested to approve the grant of £35,154.85 to Kennett Community Land Trust as set out in paragraph 4.1 and 4.4 of this report.

## **3.0 BACKGROUND/OPTIONS**

- 3.1. The Council is committed to assisting Community Land Trusts (CLTs) on the district and has two grant pots available to CLTs to bring Community Led Development forward: a start-up grant fund and a pre-development grant fund.
- 3.2. On 22 February 2022 (agenda item 11) Council approved a budget allocation of £100,000 to be made available as a fund for CLT Pre-Development Grants and on 24 March 2022 (agenda item 9) the Finance & Assets Committee approved the criteria for the scheme.
- 3.3. The objectives of the CLT Pre-Development Grant Scheme are to facilitate a support package to assist CLTs across East Cambridgeshire with pre-development finance support and to increase the deliver of genuinely affordable housing for people living and working in East Cambridgeshire, with housing and assets owned and managed by the community in perpetuity.
- 3.4. The Scheme is intended to provide established CLTs with funding to support pre-development revenue costs, for example, feasibility studies, site/property investigation costs, Legal fees., project management costs.
- 3.5. In March 2023 Kennett CLT were awarded a £10,060 grant for the purpose of completing the development and sales agreement with Bellway Homes and for the application fees for becoming a Registered Provider of Social Housing.

## **4.0 ARGUMENTS/CONCLUSION(S)**

- 4.1. Kennett CLT has submitted an application to request £35,154.85 to enable the delivery of 60 affordable housing units that will be owned and managed by the CLT

in perpetuity, as part of the Kennett Garden Village development. The requested amount relates to Legal fees, land registry, transfer fees, sales packs and loan arrangement fees

- 4.2. The application has been assessed and meets the criteria approved by Finance & Assets Committee in March 2022.
- 4.3. If the Members are minded to approve the application then a grant funding agreement will be agreed with Kennett CLT and will set out the limitations of the grant funding, i.e. it is for the purpose of Legal fees, land registry, transfer fees, sales packs and loan arrangement fees
- 4.4. Members are recommended to approve the grant application for £35,154.85 to Kennett CLT.

## **5.0 FINANCIAL IMPLICATIONS / EQUALITY IMPACT STATEMENT / CARBON IMPACT ASSESSMENT**

- 5.1. The £35,154.85 can be met from the approved CLT Pre-Development Grant Scheme budget.
- 5.2. Equality Impact Assessment (EIA) not required.
- 5.3. Carbon Impact Assessment (CIA) not required.

## **6.0 APPENDICES**

None

### **Background Documents:**

Minutes of the Council meeting held on 22 February 2022

Minutes of the Finance & Assets Committee meeting held on 24 March 2022

Kennett CLT Grant Application