



ECDC CLT SET-UP GRANT APPLICATION FORM

About your organisation:			
Organisation name (if known):	Little Thetford Community Land Trust		
Name of contact:	Graham James	Title: Mr/ Ms/ Other	Mr
Position held:	Temporary Chair of CLT Steering Group		
Organisation address:	Correspondence address (if different):		
Little Thetford Village Hall	[REDACTED]		
The Wyches	Little Thetford		
Postcode:	CB63HD	Postcode:	[REDACTED]
Telephone:		Contact telephone:	[REDACTED]
Email address:	[REDACTED]		
Does your organisation already have a bank account (delete as applicable)?	No		
<i>Note: if there is a bank account, please supply a copy of the latest statement</i>			
If no bank account, is there another local organisation, such as a Parish or Town Council that could hold and administer the grants funds on your behalf? If so, please give details below:			
Bank account temporarily dealt with through Little Thetford Parish Council at [REDACTED] [REDACTED]			



In which area do you wish to set up your organisation?

Little Thetford Village

How many people are currently involved?

Please list the names and give brief details of your working group. so far as it is established (e.g. 'local resident', 'Parish Councillor', 'Local Authority Representative', 'Housing Officer'):

Graham James	Chair of Parish Council
Dom Negroni	Chair of Village Hall Trustees
Matt Sullivan	Vice Chair of Village Hall Trustees
Gordon McGinley	Local resident and parish church treasurer
Robert Clark	Parish Councillor
Carrie Chamberlain	Parish Councillor
Stephen Lamb	Local resident and affordable housing champion
Alison Kilby	Vice Chair Parish Council
Dave Kilby	Local resident
Sarah Martin	Local resident in Sanctuary Housing

Signature of person responsible for set-up grant application:

Graham James

Date: 10 July 2020



What is your Vision for the Organisation

The current coronavirus pandemic has demonstrated that we have a very strong community spirit and have what can be achieved by working together. However, it has also highlighted that a third of the households in the village contain at least one vulnerable person, often by reason of age being over 70. Many of the newcomers to the village do not have local ties since local people are being priced out of the housing market, and work some distance away commuting to Cambridge or London. There is therefore a distinct risk that we will become a dormitory village. This is further exacerbated by the loss in recent times of village institutions such as a shop, a pub and the village hall itself is more than 50 years old and requires attention.

Our Vision is to develop the village through a CLT that will incorporate a number of good quality, eco-friendly, affordable houses for local people or those with close community ties alongside new houses that will be built encourage younger people to join us. To that end a critical part of the Vision is to leverage the local housing to provide a new Village Hall, a local shop and a pub or similar community building.

What type of organisation do you want to set-up (e.g. Community Land Trust, Co-operative)?

Community Land Trust

Why do you think this is the most appropriate legal model for what you want to do?

Based on the experience of other CLTs in the area, we believe that this structure will ensure that the local community will have the opportunity to become actively involved in the design of the development as well as providing tangible assets of housing, village hall and other community buildings that provide for a positive future for the village.

About your project:



Please describe your project.

It would be useful to know what type of community assets you want to create (e.g. houses, workspaces, allotments etc), and the scale of your project, i.e. how many properties you hope to build in the current scheme?

Accepting that there will be a significant community consultation undertaken, the view of the Steering Group is that we will be looking at a development of about 70 households, split equitably between the CLT and the Developer, to provide the necessary asset base to build the Village Hall, shop and pub / community building. We have set ourselves a challenging timetable of 3 years for the first household to be completed, with the whole project completed within 4 years. A key element will be a requirement for transparency across all parties involved to ensure that the community obtains an appropriate level of resources and assets from the project.

Have you carried out any local needs surveys, such as a housing need survey? What were the results? If you have not carried out any surveys how do you know there is a need for your project?

The last formal housing needs assessment was undertaken 10 years ago by Cambridge ACRE. That demonstrated a clear need for affordable housing for local people. Since that time the situation has become more acute as highlighted by the work to support our community during the current pandemic. Apart from the affordable housing this is also the only viable way for the community assets to be renewed and replaced.

Other than the surveys have you directly engaged or informed your local community about your plans? If yes, how did you do this?

Formal consultation has not started but local people have been encouraged to visit the CLT in Stretham via Social Media and the subject has been briefly discussed by the Parish Council.

About the project beneficiaries:



Who will directly benefit from your project (e.g. who will use or occupy the assets / properties)?

Our focus is on supporting local people but at the same time we recognise that we also need to encourage 'new blood' into the area. New residents and visitors are encouraged by the community feel and the activities undertaken through the Village Hall, the Church and Community School. Expanding those facilities will further increase the attractiveness of Little Thetford as a destination of choice.

How will you select the occupants of any housing that you plan to build?

Part of the early work for the Founding Trustees will be to develop an Allocations Policy that will include consultation across the village with the proposals.

Will the properties you intend to build be constructed using local materials or sustainable building techniques?

The CLT are committed to a develop that is in keeping with and sympathetic to the local landscape in the village which contains a number of properties and areas of historical interest. Both the housing and associated village assets will be built using sustainable materials that will be locally sourced where possible. The CLT is focused on delivering quality buildings whilst at the same time developing the open spaces within the development to enhance wildlife and ensure a natural link between the development, the village and the surrounding countryside.

*What do you want to achieve in the **short-term** (i.e. within next 6 months)?*

Within the first 6 months we will appoint an experienced Clerk and establish a legally formed CLT and a Board of Trustees. We will also have in place a CLT web-site and FaceBook page as the first step towards an intensive community consultation programme. This will be quickly followed by a 'Call for Land' and we are aware of several landlords interested in our development. The current pandemic restrictions provide that a lot of the consultation will be conducted 'on line' and in paper surveys but we have outline ideas for an external exhibit in the Village Hall garden, weather and social distancing permitting.



What are your plans for the **medium-term** (i.e. 6 months to 3 years)?

An early deliverable will be a formal project / programme plan with the idea that within 12 months we will have completed the first stage of the community consultation to allow for the design phase and applications for outline planning permission. The second year will be formal acquisition of the land with the inherent legal documentation and processes that entails, as well as putting in place the necessary funding support.

We anticipate building the houses will start towards the end of this period.

What are your plans for the **long-term** (i.e. once the current project has been completed?)

One of the advantages of a CLT structure is that it provides a mechanism for active and long-term engagement with the community to maintain and develop the village for this and future generations.

Apart from managing the CLT assets and housing stock, there is therefore an opportunity to work in tandem with the Parish Council and the other established bodies in the village (Village Hall, Church and School) to further improve the lives of its residents including expanding the sporting and recreational facilities available.

What do you hope to achieve in your community through this project? How will it contribute to your vision?

The way that the village has come together in the past few months with volunteers of all ages putting themselves forward to assist provides an exceptional base for us to build upon. Affordable houses will enable local young people to stay within the community whilst the proposed new facilities will ensure that we continue to attract new people to the village who will be inspired by those already here.

About you:



Why are you the right people to lead this project?

Everyone on the Steering Group has demonstrated commitment to the village with one or more of the institutions. We have the requisite leadership and professional skills to provide energy and strategic direction to deliver this ambitious programme and to ensure that the community are consulted at all stages.

What skills do you have?

The Steering Group is a good blend of long-term residents and newcomers with an agreed Vision and Purpose. We have professional skills of leadership, project / programme management, conveyancing, planning, finance, HR, IT, building & construction and local authority working.

What skills are you missing and how will you acquire them?

We are unaware of any skills gaps at present but these will undoubtedly arise. Where these are identified we will seek to fill those by reaching out to the village, neighbouring CLTs, the District, County and Combined Authorities. Should all of that fail we will all back on personal networks or buying in services.

Do you have the support of other individuals or organisations? If so, please outline (e.g. 'local authority', 'parish council', 'regional CLT Umbrella'):

We have early stage support from the Parish Council, the Village Hall Trustees and the Church. The concept has also been discussed with the Combined Authority and East Cambs District Council representatives who are broadly supportive of the scheme and our approach.

Our funding:



How will you spend the ECDC Fund grant?

Please provide a brief explanation of each activity for example 'to complete the set up of the organisation', 'to conduct community engagement activities', or 'to develop our business plan'. Please ensure that you provide a breakdown of the number of days/cost of each activity and who will be paid for their input.

Note: If your accounts or bank statement show a healthy balance you will be expected to explain why you are unable to pay for this work from your own funds

One of the early deliverables will be to develop a detailed financial budget for each stage of the proposal. We anticipate that in broad terms the monies will be spent as follows:

- 1. Legal formation £500*
- 2. Hiring a Clerk for 6 months on a part-time basis £2,000*
- 3. Developing website and on-line presence £250*
- 4. Marketing materials £500*
- 5. Community consultation £1,500*

How did you hear about the ECDC Set-up grant fund?

Research and introduction from the Combined Authority