

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

Committee: Finance & Assets Committee

Date: 30 March 2023

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Report No: X184

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### **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(S)**

- 2.1. Members are request to approve the grant of £10,060 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) in the district and has two grant pots available to CLTs to bring Community Led Development forward; start-up grant fund and 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 East Cambridgeshire District Council's CLT Pre-Development Grant Scheme are to:
- Facilitate a support package to assist CLTs with pre-development finance support across East Cambridgeshire
  - Increase delivery 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 Grant is intended to provide established Community Land Trusts (CLTs) with funding to support pre-development revenue costs. This may include (not exhaustive):
- Feasibility studies
  - Site/property investigation costs
  - Project-specific professional fees
  - Legal fees

- Registration fees charged by the Regulator of Social Housing
- Project management costs
- Pre-application and planning application fees
- Community consultation
- Loan arrangement fees

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

- 4.1. Kennett CLT has submitted an application to request £10,060 to enable the delivery of 60 affordable housing units that will be owned and managed by the CLT in perpetuity. The requested amount relates to the cost of completing the development and sales agreement with Bellway Homes and application fees for becoming a Registered Provider of Social Housing.
- 4.2. Members will note that outline planning permission was granted for a Community Led Development Scheme of 500 dwellings including infrastructure (primary schools, perimeter road, junction improvements, community facilities and open space) and 150 affordable housing units (60 of which will be owned and managed by the CLT) in 2020. Reserved Matters for the perimeter road and Phase 1 of the housing scheme were approved by Planning Committee in 2022 and 2023.
- 4.3. The application has been assessed and meets the criteria approved by Finance & Assets Committee in March 2022.
- 4.4. 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 completing the development and sales agreement with Bellway Homes and for the application fees for becoming a Registered Provider of Social Housing.
- 4.5. Members are recommended to approve the grant application for £10,060 to Kennett CLT.

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

- 5.1. The £10,060 can be met from the approved £100,000 CLT Pre-Development Grant fund.
- 5.2. Equality Impact Assessment (EIA) not required.
- 5.3. Carbon Impact Assessment (CIA) not required.

#### **6.0 APPENDICES**

None

#### **Background Documents:**

Minutes- Council 22 February 2022- Agenda Item 11.  
 Minutes- Finance & Assets Committee 24 March 2022- Agenda Item 9  
 Kennett CLT Grant Application