

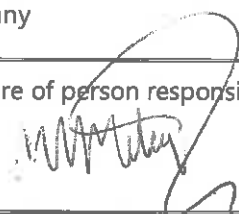


EAST CAMBRIDGESHIRE
DISTRICT COUNCIL

ECDC CLT SET-UP GRANT APPLICATION FORM

About your organisation:			
Organisation name (if known):	Fordham CLT		
Name of contact:	Mark Metcalfe	Title: Mr/ Ms/ Other	Mr
Position held:	Founder member		
Organisation address: 33 Church Street	Correspondence address (if different):		
Fordham			
Ely			
Cambridgeshire			
Postcode:	CB7 5NJ	Postcode:	
Telephone:	01638 723975	Contact telephone:	
Email address:	mjmetcalfe@hotmail.co.uk		
Does your organisation already have a bank account (delete as applicable)?		No	
Note: if there is a bank account, please supply a copy of the latest statement			
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:			
Fordham Parish Council			
Council Bank:	Barclays Bank	A/C No: 10396788	Sort Code: 20-29-68



In which geographical area do you wish to set-up your organisation? Fordham Parish	
How many people are currently involved? 9	
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'):	
Mark Metcalfe	Parish Councillor and local resident of Fordham
Julia Huffer	District & Parish Councillor and local resident of Fordham
Ruth McNaughton	Local resident of Fordham
Will Bidewell	Local resident of Fordham
Sally Cornish	Local resident of Fordham
Earl Cornish	Local resident of Fordham
Mark Kent	Local resident of Fordham
Dean Cox-Watson	Local resident of Fordham
Joe Kenny	Local resident of Fordham
Signature of person responsible for set-up grant application: 	
Print name: MARK METCALFE	Date: 24 / 2 / 16



What is your vision for your organisation?

The vision will explain the long-term changes that you expect to achieve through the work of your organisation.

Fordham is a large village with a population of 3000 located four miles north of Newmarket and a mile south of Soham.

Fordham has a good range of local services, including several shops, a part-time post office, a beauty salon, two hairdressers, the Royal British Legion, two restaurants, two public houses, a village hall, a community centre, a day centre for the elderly, two churches, a primary school and a pre-school. The recreation ground offers a good range of sporting facilities including bowls, cricket, football, all-weather tennis, and a children's playground. There is a regular bus service to Ely, Newmarket and Cambridge.

The CLT feel strongly that development which is in keeping with the village (on smaller sites) should be encouraged particularly for permanently secured affordable housing made available to local people who otherwise would not be able to afford to live, work and send their children to school in Fordham.

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

Community Land Trust – probably a Community Benefit Society (formerly known as an IPS) with charitable objectives

Using the model rules supplied by the National CLT Network and registered with the FCA

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

A Community Benefit Society (CBS) is set up for the benefit of the community. It can have a statutory form of asset lock and can be charitable. A CBS offers the unique ability to issue share capital, outside of the Financial Services and Markets Act regime.

Membership should be open to anyone, although some Societies plan restrictions on membership (e.g. those living and working in a community). All members have one equal vote, regardless of the number and type of shares they hold, and they vote for and are able to stand for the Committee of Management.

A CBSs' governing document is its Rules, which must be registered with the Financial Conduct Authority (FCA). One of the most cost effective ways to register a Community Benefit Society is by using Model Rules, which are available from the National CLT Network.

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?

We feel there is a need for more affordable housing to be built in Fordham. House prices are rising sharply and the private rented market is tiny and beyond affordability for young people in the village.

One of the first tasks for the CLT, once it is formed, is to have a Call for Land. A few suggestions have been made but others may come forward when the benefit to the community in perpetuity is explained. We are hopeful that by finding the best of all the sites, adjacent to the village, will give us the opportunity to build good quality affordable homes at an appropriate density and in keeping with the rest of the village.

The current community facilities in Fordham (including the shop, post office, churches, village hall and recreation ground) contribute to the quality of people's lives. We are keen to preserve and add to the community's wellbeing by providing local homes for local people who can live, go to school and work in Fordham and use and add to its facilities.

We would like to see the village own assets which can finance the capital cost of acquisition and ultimately produce a surplus which can be re-invested in other projects.

Have you carried out any local needs surveys, such as housing needs survey? What were the results?

If you have not carried out any surveys how do you know there is a need for your project?

A previous HNS was conducted in 2014. 64 households were identified as being in need of affordable housing who either live in, or have a local connection to, Fordham. This scale of need is much larger than in a typical rural exception site.

Fordham Parish Council is keen to see more affordable housing in the village and we feel confident that together with the existing housing register once the CLT advertises its intention to provide affordable housing in the village there will be people who come forward who are eligible but have not registered (too low down on the priority list, don't realise they have to register etc).

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

We plan to hold a public meeting to engage with the local community and explain what we want to achieve through the Community Land Trust.



About the project beneficiaries:

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

Existing members of the community living in Fordham or people with a connection to the village will benefit from the project.

The village as a whole will benefit from keeping people local to the village. It will support existing facilities and support links such as childcare, parental help and elderly care.

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

We will work with the Council, any housing association should we elect to use one and the CLT steering group to provide a robust, fair and open allocations policy which will identify those with local connections(with a need for affordable housing) as being priority.

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

Answering no to this question will not necessarily affect our decision to offer you a grant

We feel it is important to use local tradespeople and site staff wherever possible and the ability to do this would influence our choice of Housing Association partner or developer.

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

We wish to establish and constitute the CLT to provide a legal entity. We wish to organise a Call for Land, evaluation of the proposals and work on a feasibility study to establish the viability of a scheme. We wish to be part of any planning application and to be included in the design process.



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

We want to achieve planning permission for a site and to start to informally find people who would be interested in affordable housing in the village and involve them as soon as possible in the development process.

We want to establish a partnership between landowner, developer (whether that is Housing Association or local, smallish property developer/builder) and the community to keep everyone fully informed and involved in the project. We would also want to make sure the Council is fully informed and consulted at each stage of the process.

We will have regular communication with everyone who joins our CLT as a member through social media including newsletters, public meetings and media releases.

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

Once the project has been completed we would work with our partners to oversee the allocations, have annual reviews and make improvements as the CLT feel necessary.

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

Average property prices in CB7 have increased by 22% between January 2015 and January 2016 (home.co.uk) Only 2 private rental properties in Fordham are currently available at an average price of £946 per month.

About you:

Why are you the right people to lead this project?

The prospective steering group include those with influence and extensive knowledge of the village, serving Councillors at Parish and District level and those with property building and development experience. We will seek to find further skills e.g. financial, administrative etc.

In time we would wish one of the new residents to sit on the committee to represent the CLT tenants



What skills do you have?

Extensive experience of working in a financial, welfare benefits and social care setting within local government frameworks and legislation.

Various voluntary work, fundraising, communication, organising, form filling. Clerking duties, administrative tasks along with website maintenance and marketing literature. Local housing knowledge, project management.

We are believers in giving back to the community, honesty, integrity and the motivation to make things happen.

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

We will use CLT East to advise on the set-up of the CLT and seek professional advisers e.g. planning consultant, viability assessor as required.

We will join the National CLT Network as a Start Up Affiliate for £49 which will provide support and help to our CLT. Fordham Parish Council has taken steps to arrange for transfer to Fordham CLT.

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

The local authority, parish council and CLT East are all supportive of our project to set up a CLT



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

We require a grant of £5,000

There is no other funding being sought from any other source at this stage and the committee who are all volunteers and unpaid, have no money to start the project.

It is intended that the ECDC grant will be used to fund public meetings (hire of hall, printing of leaflets), pay for legal advice, purchase a model set of rules, register with the FCA and prepare the constitution.

There will be a need to draft a range of bespoke policies for Fordham CLT to ensure good governance (e.g. membership policy, conflicts of interest policy, code of conduct for members and trustees, trustees role description etc).

How did you hear about the ECDC Set-up grant fund? Via Debbie Wildridge, CLT East