
COMMUNITY LAND TRUSTS PROGRAMME

Committee: Corporate Governance and Finance Committee

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Author: Principal Housing Officer (Housing Strategy & Development)

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1.0 **ISSUE**

1.1 To extend the current 2013/14 – 2014/15 two year support programme for Community Land Trusts (CLT's) for an additional year to 2015/16.

2.0 **RECOMMENDATION(S)**

2.1 To recommend to Full Council in February 2015 additional budget provision of £25,500 to support the extension of the Community Land Trusts programme to 2015/16, if pre development loan repayments are made later than originally scheduled.

2.2 To instruct the Chief Executive to offer an extension of the CLT advisor secondment (as per the original agreement) from Foundation East for a further period of twelve months from 1st April 2015 to 31st March 2016.

3.0 **BACKGROUND/OPTIONS**

3.1 The Development and Transport Committee and Finance and Governance Committee on 10th January 2013 and 31st January 2013 respectively, agreed a two year programme of support to Community Land Trusts (CLT's).

3.2 There are four components to the two year support programme, specifically:-

- Provision of small set-up grants for local communities, largely to fund specialist legal and tax advice and basic community engagement activities, with a budget of £20,000.
- Revolving pre-development fund – designed to enable CLT's already established as legal entities with a sound business case to access funds to pay for technical costs associated with securing sites, obtaining planning permission and arranging development finance. A budget of £100,000 was provided.
- Senior level consultancy support from Foundation East to the Council and local communities including development of bespoke 'Community led' toolkit, technical and development advice and grant and loan appraisal. A budget of £45,000 was provided.

- CLT advisor seconded to East Cambridgeshire District Council from Foundation East to support emerging CLT's, develop a programme of local awareness events including regional conference, marketing and management of grant and loan fund. A budget of £30,000 was provided.

4.0 ARGUMENTS/CONCLUSIONS

- 4.1 The two year support programme is now into the second year of operation. All milestones for the first year and the second year (to date) have been achieved. Project outcomes include completion of a CLT toolkit and SPD policy. Outputs include setting up of two new CLTs and approval of 2 planning applications which will provide 23 affordable homes.
- 4.2 In order to deliver the new corporate priority 'To promote and deliver Community Land Trusts as the preferred mechanism to enable people to live and work locally' the continued assistance of the support programme is needed.
- 4.3 Financing for the additional year can partly be provided from an under spend of £40,000 from the £100,000 revolving pre development loans fund.
- 4.4 Further funds may also be available when a loan repayment from the Stretham & Wilburton CLT is made. Repayment of £30,000 together with a contingent fee of £7,500 is currently scheduled for December 14. The possibility of project slippage, resulting in a later payment, should also be taken into account .

5.0 FINANCIAL IMPLICATIONS/EQUALITY IMPACT ASSESSMENT

- 5.1 The cost of supporting an additional year of the programme, using the same four components as the two year programme together with additional component for promotional costs will be £65,500.

Table 1 Community Land Trusts ECDC Funded Support Programme 2015/16	
	2015/16
	£
CLT set up grants	10,000
Pre development loans	30,000
Senior consultancy	10,000
CLT advisor	15,000
Promotion	500
Total	65,500

- 5.2 It is suggested that the anticipated under spend of the pre development loans fund (£40,000) be used to fund an additional year of the support programme. An additional £25,500 would need to be funded from earmarked reserves in 2015/16.

5.3 If however the repayment of the loan repayment and contingent fee of £37,500 is made as scheduled (project plans permitting), then no further funding from reserves will be required.

5.4 Equality Impact Assessment (INRA) not required at this stage

6.0 APPENDICES

6.1 none

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer</u>
Development & Transport Committee, 10 January 2013 Agenda Item 7	Room 117 The Grange, Ely	Karen Freya Chief Executive (01353) 616271 E-mail: Karen.freya@ eastcambs.gov.uk
Finance & Governance Committee 31 January 2013 Agenda Item 6		