

**CHARLTON HORETHORNE COMMUNITY LAND TRUST
PUBLIC MEETING NOTES
Sunday 17 September 2017 4.00pm CH Village Hall**

Present: Mark Hughes (Chair), Andrea Parsons (Secretary), Nigel Madeley (Treasurer), Margaret Cressey, Michael Hutchings, Chris Nicholson – Board Members
Liz Maunder (Wessex Community Assets Director & Secretary of Norton-sub-Hamdon CLT) and 34 members of the public

Apologies: Charles Beney, John Evered, Trevor Gill, Peter Maronge, Jenny Peet - Board Members; Wessex Community Land Trust Project – Alison Ward & Steve Watson

1 Welcome

Mark Hughes welcomed everyone to the meeting and outlined the agenda for the meeting.

2 What is a Community Land Trust (CLT) and why in Charlton Horethorne?

The Charlton Horethorne CLT (CHCLT) is a not for profit organisation set up to benefit a specific community registered with the Financial Conduct Authority. CLT board members are all volunteers. Membership of the CLT is open to anyone over the age of 16 years in the local community. Members who join the CLT must support its aims. A CLT can own land and other assets important to the local community. The initial aim of the CHCLT is to provide affordable housing for those with a local connection. The results of the Community Plan questionnaire and Housing Needs Survey carried out on behalf of the Parish Council showed support for affordable housing and as a result the CHCLT was created.

3 Who is involved in the Charlton Horethorne CLT

The members of the Board present introduced themselves. Details of absent board members were provided by the Chair. Alison Ward and Steve Watson from the Wessex CLTP provide advice and support to the CHCLT.

4 Background and benefits of other CLTs and how the community can support CHCLT

Liz Maunder, Secretary of the Norton CLT and Director of Wessex Community Assets, spoke about the benefits of CLTs to local communities and the types of project undertaken by other CLTs.

5 Evidencing the need for affordable homes

In 2016 the Parish Council published the Community Plan for the Parish of Charlton Horethorne. The Community Plan questionnaire, sent to every household, included questions on affordable housing and a very large majority of respondents indicated affordable housing as the first priority for new housing provision. The aims and policies of

the Community Plan are taken into account by South Somerset Council when making decisions. A Housing Needs Survey was also undertaken.

6 Next steps

SSDC Planning Policy – Charlton Horethorne is designated as a rural settlement and while there is a presumption against development, this does not preclude sustainable development. SS2 planning policy allows development subject to certain criteria including permission for a CLT to use agricultural land.

Land search – the CLT needs to find approximately 1 acre of land for between 6 – 10 homes. No decision on a site has been made. The CLT will pay an enhanced agricultural value for the land which is more than the usual rate for agricultural land but less than open market development values. Once a site has been identified and democratically agreed by the parish, the CLT will lead the project. It will:

- negotiate the purchase of the land at no more than £7,000 per dwelling
- establish the criteria for local connection
- work with a local Housing Association
- agree the number of homes.

The CLT will own the freehold of the land with the Housing Association (HA) taking a long-term lease. The CLT has the option to buy the HA out of the lease. The HA will fund the development and operate the tenancies. The CLT will receive ground rent from the HA.

Finance – the CLT has received a grant from the Parish Council to cover costs to date. An application for a grant to cover day-to-day expenses has been submitted to SSDC. The HA will pay any consultancy fees but the CLT can appoint its own consultants and the Wessex CLTP can provide grants for this. The HA will make an initial payment for the lease which will match the purchase price of the land. The Wessex CLTP will guide the CHCLT through these processes.

Meeting dates – a Special General Meeting will be held on Thursday 9/11/2017 at 6.30pm in the Village Hall. Members of the CLT are invited to attend the meeting. The current board will stand down but may stand for re-election. An Annual General Meeting will be held in 2018.

Communication – Jenny Peet has taken responsibility for communications. The CLT will have a page on the Parish Council website and updates will be included in the Parish Magazine.

7 Membership

- CLT membership is open to any member of the parish over 16 years of age at the cost of £1 per share
- Each member is entitled to one vote regardless of the number of shares purchased
- No dividend is paid on shares, shares cannot be sold and there is no guarantee that the value of shares will be repaid
- Members elect the board and may also stand for election to the board
- Membership does not give rights over the views of the parish
- Financial Conduct Authority (FCA) rules can be found on its website

- Data Protection – no information will be passed on without the consent of the member unless requested by the FCA
- Membership forms will be available in the shop and completed forms can be returned to the shop for collection by the Secretary.

8 Questions

Q: Do we need these houses and if so, will the proposed properties be on one site, a mix of property types and for a mix of ages?

A: The HA and Somerset Homefinder will refer to the Housing Needs Survey carried out in 2016 and will also research the mix of properties. The Housing Needs Survey showed that six respondents stated the need for affordable housing and 14 respondents knew of people who would like to live in the parish if affordable housing was available. The properties will be on one site.

Q: How will the CHCLT select the HA?

A: This has not been decided yet.

Q: Will all the properties be for rent or will some be available to buy?

A: Properties will be for rent with no right to buy. Tenants of rented properties who move to HA properties in other areas will be offered a 'portable discount' by the HA giving them the opportunity to buy another HA property under the right to buy scheme. There may be one or two shared ownership properties, the usual arrangement being 50% ownership with mortgage and 50% rental although ownership can increase to 80%. A shared ownership property will return to the community stock following its sale.

Q: Will the design of the properties take account of the needs of those with disabilities?

A: HA properties are often designed to a higher specification than properties on the open market and take account of future needs with the potential for adaptation.

Q: Is there an incentive for the landowner to sell to the CHCLT?

A: The landowner will receive an enhanced agricultural value for the land.

Q: Is there a possibility that a developer will attempt to purchase the land identified as a site by the CHCLT?

A: The CHCLT would be given permission to build on an exception site and it is unlikely that a developer would be granted permission to build on such a site.

Q: How will the parish be involved in the choice of a site?

A: A public meeting will be held for members of the parish once a site has been identified.

The meeting ended at 5.30pm.