



# **Trials and tribulations: developing a CLT Affordable Housing Scheme on a Rural Exception Site**

Christine Eden: Chair, MCLT

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# Marshfield..... ‘a highly desirable place to live’ = high house prices

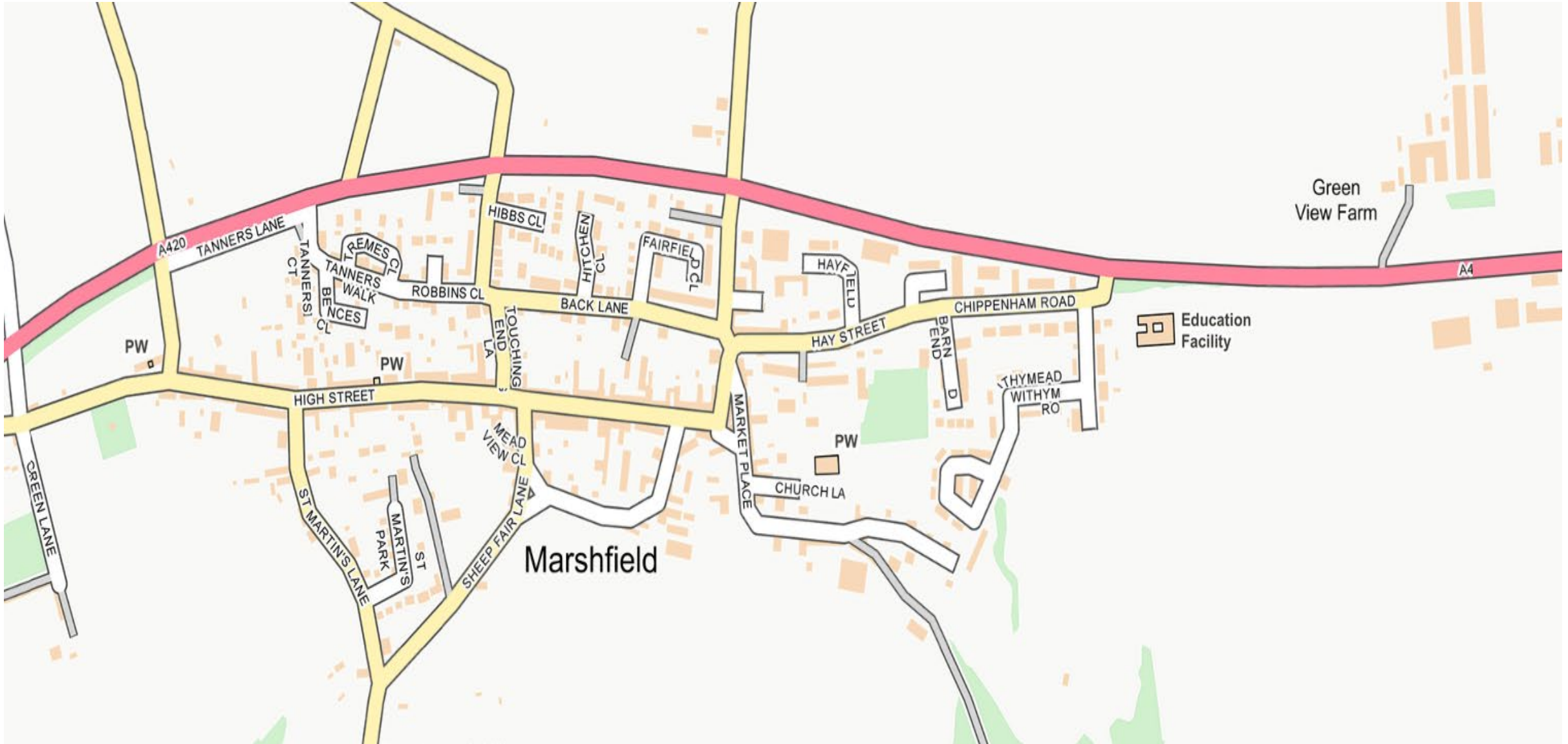
- detached properties average price of £750,000
- terraced properties average of £350,000
- semi-detached properties £380,000.

Nothing to rent currently.

Characteristics	Attractions
Southern edge of Cotswolds	Good access by rail to London
Pop. 1700	Easy access to Bath, Bristol, Swindon
Conservation area	Historic village environment
Set in Green Belt & AONB	Good schools







Stage	Activity
1	Emergence of MCLT
2	Organisation & processes
3	Searching for a site
4	Planning application
5	Planning to building
6	Houses become homes

# Stage one : Emergence of MCLT

2015 unpopular **commercial development** defeated

**Problem** of affordable homes for local people **remained**

Prompted member of the 'resistance' to **set up:**

- **a meeting** with Parish Council & Wessex Affordable Housing advisor
- then a **village meeting** led by Parish Council Chair to discuss a CLT

# Attraction of a CLT

- Housing development would be **community-led and not- for- profit**
- Priority for those with **local connections**
- CLTs able to hold **assets for the benefit of the community** for posterity.



*development projects controlled  
by the community . . . . .*

## A COMMUNITY LAND TRUST FOR MARSHFIELD?

Public meeting Thursday 21st January  
7.30-9pm Marshfield Community Centre

*Chair:* Tony Albon-Crouch  
Marshfield Parish Council

*Speakers:* Tim Borthwick South Glos. Council  
Steve Watson  
and Wessex CLT Project  
Alison Ward

*Followed by:* Questions and Discussion



**Wessex** Community Land  
Trust Project

Christine Eden: Chair MCLT c.eden@live.co.uk

# Stage two: Steering group set up

## First task: Identify values, aims and objectives

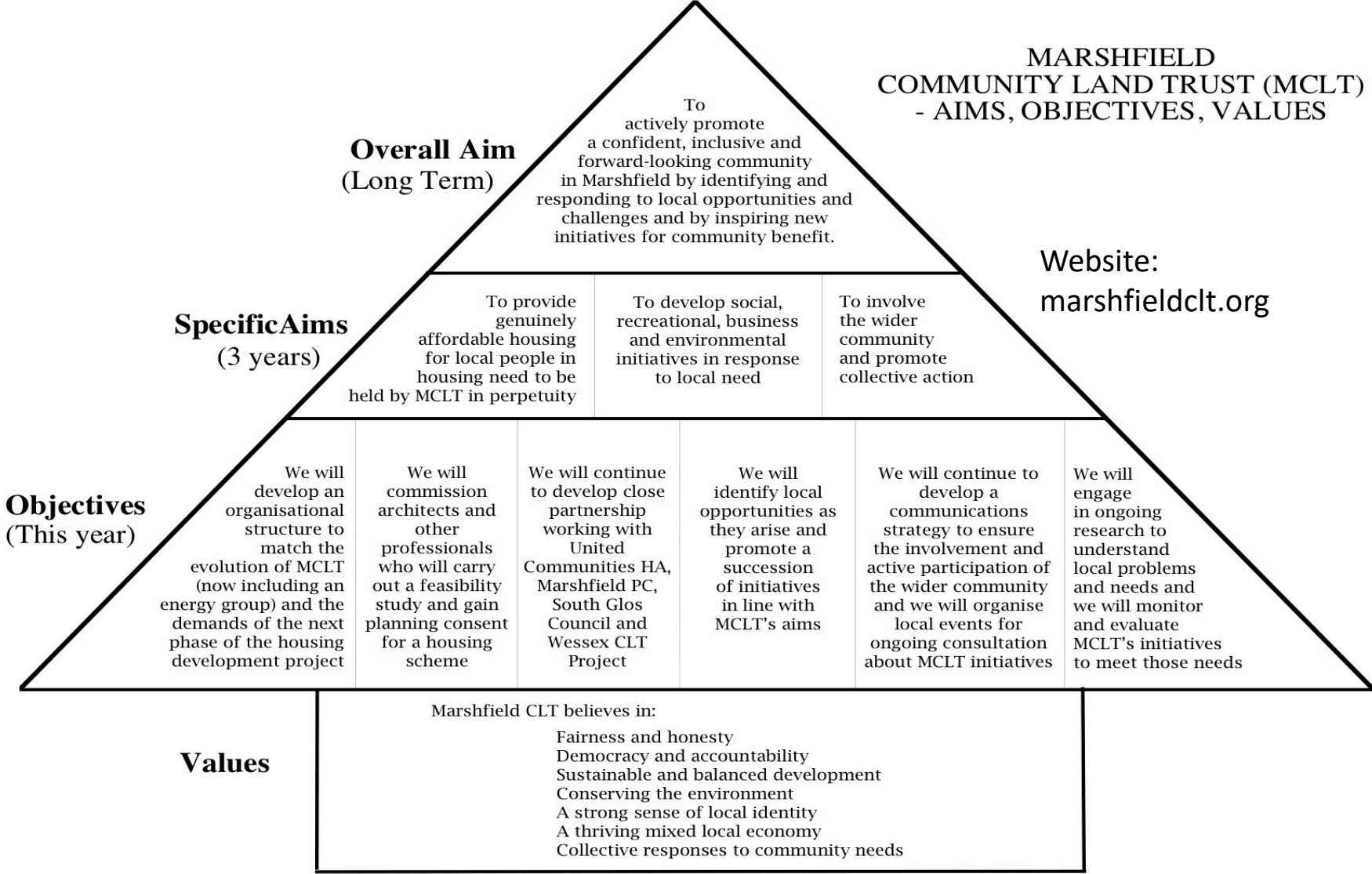
‘To get something done a committee should consist of no more than three people, two of whom are absent’. (Robert Copeland)



# Basic values and purpose

- CLT for the **benefit** of the local community
- **addressing both housing needs and community sustainability**
- not for profit organisation
- **assets held in perpetuity**
- democratic model, accountable to members
- **community-led so involve village as much as possible**

# MARSHFIELD CLT - AIMS AND OBJECTIVES



# Structure and formal processes

- Establish CLT as a legal body with local **credibility**
- **Legitimacy** in legal and financial processes
- Respect **confidentiality**
- Build in checks for **conflict of interest**

# Formal structures

- July 2016 CLT **registered** with FCA as a **Community Benefit Society**
- Initial Board of Directors formed from Steering group
- Developed **formal policies and processes** :
  - documentation of decisions
  - membership process - 180 members in 2 months
  - standing orders for meetings & behaviour required of Board and members
  - Policies on Communications, Equal Opportunities, Safeguarding
  - working group criteria
  - website for dissemination

# Marshfield Community Land Trust



**Update 20th January 2020:** [Click here for details of the affordable housing planning application.](#)

The Marshfield Community Land Trust (MCLT) is a not-for-profit organisation serving the Marshfield community. Our initial focus is on providing affordable housing in Marshfield for Marshfield people. That's Marshfield in South Gloucestershire in the UK.

This website describes everything about us: what are our aims, how we work, who is involved. Take a look around. Let us know what you think by posting comments or emailing us. Better still, if you are a Marshfield resident, join in. Become a member of the Marshfield CLT.

Search ...



## RECENT POSTS

- [MCLT Planning Approval in Principle](#)
- [Planning application submitted](#)
- [Affordable Housing Proposal Consultation](#)
- [Latest news on MCLT Affordable Housing Project August 2019](#)
- [MCLT response to removal of affordability criteria Bences Close](#)

## RECENT COMMENTS

- [Ian Dawes on Proposed Affordable Housing Site](#)
- [Thomas Ashwell on Proposed Affordable Housing Site](#)
- [Ian Dawes on Proposed Affordable Housing Site](#)

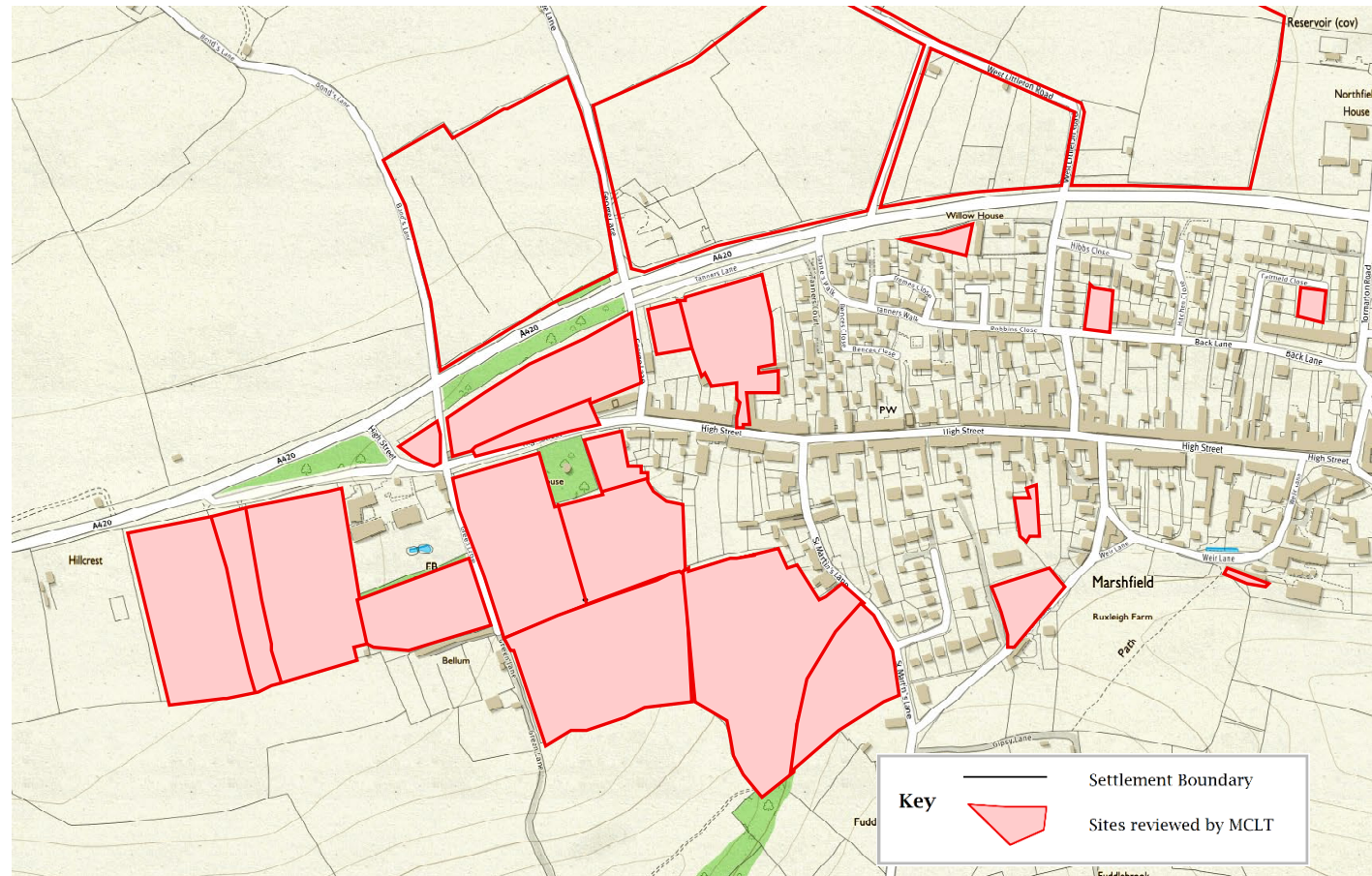
# Discussion led to shared focus



"Teamwork is the ability to work together toward a common vision. It is the fuel that allows common people to attain uncommon results."  
(Andrew Carnegie)

# Stage three: site search

31 sites reviewed mainly adjoining settlement boundary



# Site search process

- Mapping of sites - SGC criteria + local knowledge
- 7+ 4 owners approached mainly in green belt so eligible as rural exception site
- SGCouncil **only permit local priority** for rural exception sites
- **Sites within** settlement **ceased** to be options

# Rural exception site policy addresses:

- how villages can grow and thrive
- rural housing essential to ensure viable use of local facilities
- affordable housing supports sustainable development
- addressing needs of local community

# Can build on agricultural land outside village if:

- demonstrated affordable housing local need
- community led
- legal obligation limit homes to those with local connection
- modest in scale
- some market housing if helps the affordable housing

NO agreement with a landowner ...

time for a re-think

# New approach

- Extended search beyond settlement boundary
- Replaced financial model with market plot(s) as permitted within RES policy
- Approached landowners again

# Agreement with landowner June 2018

- Option agreed with landowner to transfer 1.6 acre site to MCLT when planning approval achieved
- In return landowner to get 3 serviced plots with planning permission

# Site for development of 18 houses .....

- 10 affordable houses for rent
- 2 shared ownership
- 3 market plots for subsidy
- 3 landowner plots

**July 2018**

**Village meeting to hear views on site**

**Overwhelming approval & great relief**

# Stage 4: Developing planning application

## Successful bid for grant from Homes England for feasibility study

Commissioned	Reports
landscape design	ecology
topology	highways
archaeology	engineering

# Appointed architect & Housing Association

- **Reed Watts as architects** to pull reports together & submit planning application
- **United Communities as Housing Association partner**
  - UC to lease the land from CLT
  - take financial risk
  - manage build and tenancies
- **Freehold remains with MCLT** - ensures perpetuity of affordable housing

# MCLT priorities for architects

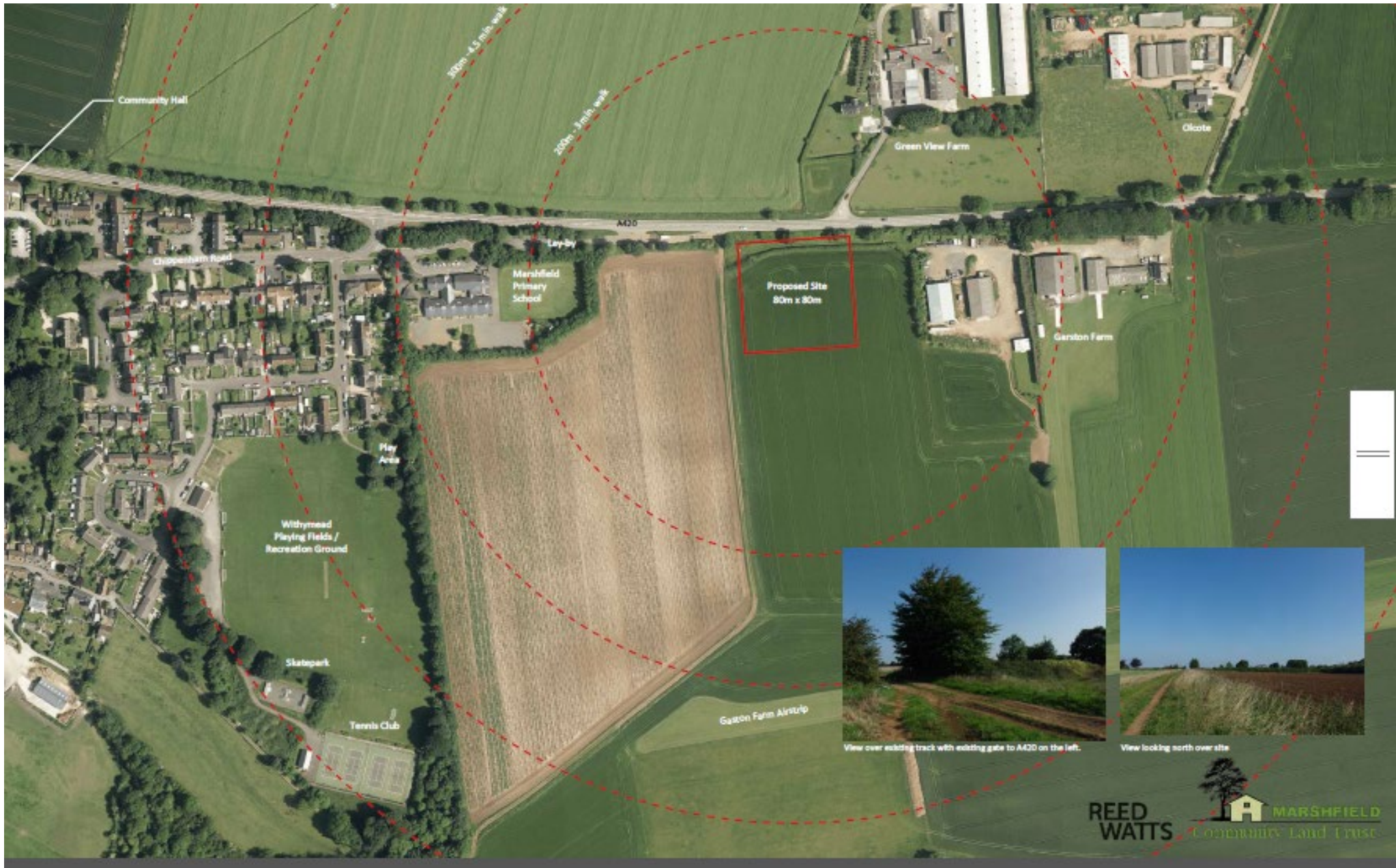
1. social rents
2. energy sustainability and efficiency
3. small scale
4. sensitive to rural setting & AONB landscape
5. access from site to village amenities
6. participation in the consultation process

# Regular meetings between architects, UC, MCLT, affordable housing advisor, landowner, consultants.



Final design  
built on  
agricultural  
barn model





# Draft plan endorsed by village consultation



Consultation event held in November 2019

# Stage 5 Planning to building

Date	Activity
Xmas Eve 2019	Planning application submitted
Spring 2020	Finalised allocation criteria
May 2020	Approval granted with conditions
Autumn 2020	Finance and grants secured by UC
Sept 2020	Construction tenders out
Oct 2020	Tenders in and financially viable

ALL  
GOING  
TOO  
WELL

❖ Legal process taking months

❖ Issues around main road  
access

❖ Problem with sewage system

❖ Grant deadlines looming

**BUT ANTICIPATE**

**Start on site**

**March/April 2021**



**Stage 6: March 2022 :**

**Finally- houses will**

**become homes**



# Critical structures and support for MCLT

- Professional hand holding essential
- Clear aims and objectives
- Ensure credibility & legitimacy of CLT
- Get support early on
- Partnership with a housing association
- Good communication with members and community

***PS: Remember to think beyond first project-  
CLTs active in wide range of community benefit  
developments***

Timeline	Activity
Jan 2016	Open village meeting and steering group formed
July 2016	Registration with FCA as Community Benefit Society
July 2016	Membership drive & now have 170 members
Sept 2016	Board of Directors confirmed at Special AGM
April 2016- July 2018	Site search
July 2018	Village meeting which confirmed preferred site
August 2018	Appointed architects and Housing Association
Nov 2018	Applied for Homes England grant for feasibility study
March 2019	Grant confirmed and feasibility study underway
December 2019	Planning Application submitted. Decision: 13 April 2020
May 2020	Planning permission granted with conditions
November 2020	Tenders in from Contractors
On-going now	Pre-commencement conditions
February 2021	Anticipate start on site
March 2022	Homes available to live in

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You have  
to be in  
it for the  
long haul

**“Without ambition one starts nothing. Without work, one finishes nothing. The prize will not be sent to you. You have to win it.”**

Ralph Waldo Emerson

**So never give up**