

What are the **benefits** of forming a Community Land Trust?

- **Permanent local ownership, control and accountability.**
- **A not-for-profit organisation set up to benefit a specific community.**

If you are interested in forming a Community Land Trust then Chichester District Council is able to offer help and guidance to support you through the set-up process and beyond. We also have money available to help trusts with purchasing land and developing sites.



Find out more...

We are very keen to talk to anyone interested in setting up a Community Land Trust. Contact our Housing Delivery team on **01243 534699**, email housing@chichester.gov.uk or see www.chichester.gov.uk/housing

There are more than 170 Community Land Trusts across the country, and many of them are happy to show you around and share their knowledge. Schemes range from those working with parish councils and housing associations to those that have set up co-living schemes and self-build homes.

More information is also available from the National CLT Network at www.communitylandtrusts.org.uk

If you would like the information in this leaflet in an alternative format, such as large print, **please call 01243 534679.**



Helping your community build a strong future



Forming Community Land Trusts to provide homes in rural areas



Many people from rural areas across Chichester District are finding it difficult to live in these locations because of a **lack of affordable homes.**

The main reasons are **high house prices combined with comparatively low wages** which make it hard for people to stay in their village, even though they may have grown up there and **have a strong local connection.**

If your community is facing these issues then forming a Community Land Trust (CLT) could be the answer. The Government is keen to help communities create their own solutions to the housing shortage and CLTs can play a key role in this.

The scheme works by members of a community joining together to form a trust in order to build genuinely affordable homes for people with strong local connections. There are more than 170 CLTs across the country which have already built or are in the process of completing similar schemes either by themselves or working in partnership with other housing providers.

How do I go about setting up a Community Land Trust in my area?

1 Talk to your community and ask us for some initial advice.

Speak to other residents, your Parish Council, Neighbourhood Forum or Residents' Association about the possibility of setting up a CLT and meet our Rural Housing Enabler to discuss your ideas and options. Gaining the support of other members of your community for a CLT project is the key to its success. Also, talk to local land and property owners as they may be able to help you.

2 Recruit members for your Community Land Trust.

A way of achieving this is to organise a public meeting where you can explain the project and what your group wants to do for the area and also ask for volunteers to be part of your CLT. Talk to local businesses, charities and other local groups to help build support for your project.

3 Establish the local housing need and the purpose of the project.

Decide with the rest of the community what sort of need you want to meet e.g. we want to create X number of affordable homes for young families. You might want to bring an empty, disused building back into use for housing e.g. a former pub or farm building.

4 Consider and agree how the Community Land Trust will be governed.

This will involve deciding what type of organisation you want to be and formally appointing members.

5 Search for and select a suitable site.

It is important to keep an open mind and consider all the sites that may be suitable and seek advice from the council. It is also worth contacting all local landowners and property owners as they may want to assist you.

6 Secure funding to cover set up costs and start applying for funding for land purchase and development costs.

You will need funding to cover set up costs and purchase land. As well as asking people to donate money there are also a wealth of different funding opportunities on offer including grants from Chichester District Council for the purchase of land / property.

7 Draw up initial designs and seek wider community support.

You will need to work out what can be achieved on your site and whether there are any factors that might prevent or restrict development. You will also want the scheme to reflect local styles and be in keeping with the visual quality of the local area. It is likely that a number of technical, environmental and ecological surveys will need to be undertaken. Consultation with the wider community will be vital to maintain support.

8 Consider and agree how land/property will be purchased and apply for planning permission.

This will involve deciding how you will secure the land and / or property. This could be by working with a registered housing provider or a developer. They may apply for planning permission on your behalf or oversee the development process.

9 The development stage.

You may want to be fully involved in making all the decisions but if you do not have the capacity you may opt for passing on the day-to-day issues to another organisation to reduce the risks.

10 Allocating new local homes to local people.

You will be able to decide how the properties are let, the rent levels, who they are managed by and how to ensure they are well maintained.

