

November
2011

News from the National CLT Network



Welcome to the November edition of the National CLT Network newsletter. November has been a busy month for national housing policy. The Localism Bill received Royal Assent on 15 November and, a week later, the Government published their Strategy to get Britain building, which included a formal announcement of the Homes and Communities Agency's held-back funding for community-led housing. This newsletter announces the availability of the CLT Legal Toolkit, which is a big step forward in making it simpler to set up a Community Land Trust, and introduces you to Alan Fox, Director of the exemplary Cornwall CLT and member of the National CLT Network Board.

Launch of the CLT Legal Toolkit

The CLT legal toolkit is now available on the National CLT Network website - click [here](#) to access the toolkit. The toolkit, produced by Cobbetts LLP and Wessex Community Assets in conjunction with the National CLT Network and funded by Tudor Trust, will be formally launched at the CLT Practitioners' Event in Stroud tomorrow. It provides **guidance on suitable legal structures** as well as **template constitutions**. Please note that the CLT Model Rules are still with the FSA and not available for use as yet.

Housing Strategy confirms HCA funding for CLTs

The Government's Housing Strategy '[Laying the Foundations, a Housing Strategy for England](#)' was published on 21 November 2011. It formally announced that CLTs can access a portion of the HCA's Affordable Homes Programme. For more information on how to access the funding please visit the [HCA's website](#) and contact your local HCA office in the first instance.

CLT of the Month – Glendale Gateway Trust

As CLTs across the country get ready to bid for the Homes and Communities Agency's held-back funding for community-led funding, this month we're featuring Glendale Gateway Trust, who received an allocation from the HCA's main affordable homes programme. They are the only CLT to have received an allocation from the main programme.

But Glendale Gateway Trust, in the market town of Wooler, Northumberland, is no stranger to community-led housing and asset ownership. They already own and manage four homes in Wooler and, since 2001, have managed a thriving community resource centre, The Cheviot Centre. Impressive stuff!



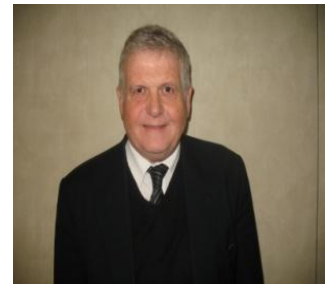
Over the next 6 months Glendale will be working hard to convert an old library (see above), transferred by Northumberland County Council, into two affordable homes for rent. Once completed, in April 2012, the homes will be owned and managed by the Trust. The overall costs of the scheme are in the region of £200,000 and the Trust has agreed to fund the gap in funding from its reserves rather than take a commercial loan.

'Northumberland County Council have been very supportive along with Alan Davies and Bill Carr of the HCA. The housing will be let through Northumberland Homefinder and utilise the local allocations policy. Both housing units are ground floor, two bedroom units – our real priority is for family accommodation' said Tom Johnston, Director of Glendale Gateway Trust, *' but the limitations on this 19th Century building mean it will only be suitable for two bedroom units. **The housing units will be a welcome addition to the Trusts portfolio and a great example of partnership working'***

Congratulations to all at Glendale and best of luck over the next few months!

Meet the Board: Alan Fox

This month the National CLT Network sat with **Alan Fox, Director of Cornwall CLT and member of the National CLT Network Board**, and asked him a few questions about the CLT movement:



1. Alan, you head up the pioneering Cornwall CLT umbrella. Why do you think Cornwall has been such a fertile area for CLTs and how replicable is that?

In Cornwall we have a lot of communities where local families are priced out of the housing market, particularly in high value rural and coastal settlements where there is a high proportion of second homes and holiday homes. I would point to the startling statistics in Home Truths 2011 which was launched recently by the National Housing Federation. Communities want to provide their own solutions tailored to local needs.

2. What has been key to the success of CLTs in Cornwall?

I think that we have been successful because of the technical assistance we provide to local communities and the support and resources provided by our partner, Cornwall Rural Housing association. Plus the financial support through Cornish local authorities, latterly through Cornwall Council, has been really key.

3. If you had one message to give a CLT starting out what would it be?

Make sure that you work closely with the Parish or Town Council, which could also give practical assistance.

Save the date!

2012 CLT Annual Conference, 22 May, Savoy Place, London

Thank you,
National CLT Network