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# News from the National CLT Network



This month's newsletter announces the opening of another CLT housing scheme: Buckland Newton in Dorset. Congratulations to all at Buckland Newton CPT! It also includes an interview with Pam Johns, member of the National CLT Network Board and, in honour of the United States National CLT Network annual conference held in Seattle on 24-27 October, provides a fact-file on CLTs in the US.

## CLT of the Month – Buckland Newton CPT

On 13 September residents moved into ten newly completed homes in Lydden Meadow, Buckland Newton, thanks to the valiant work of Buckland Newton Community Property Trust.

Matt Russell, 29, lived in the village as a child and has, with his wife Lydia, become one of the new residents at Lydden Meadow. He said: "Since we became aware of the trust's efforts to build new homes here six or seven years ago, we were interested in applying to move into one of them. We came to the meetings to find out more about what was happening and really saw this as our best chance of finding a home in the village. House prices are so expensive around here that we would never have been able to afford to live in Buckland Newton if it weren't for this project."



Of the **ten timber frame homes**, all for people with current or long-standing connections to the village, five are rented and five shared ownership, with a restriction that residents can only own up to 80% of the property and with mortgages available from Ecology Building Society. The homes range from two to four bedrooms in size, meet Level 4 of the Code for Sustainable Homes and include some impressive environmentally-friendly features, including rain-water harvesting.

Lydden Meadow was supported by a grant of £40,000 from the CLT Fund, investment of £550,00 from the HCA, a grant of £105,000 from West Dorset District Council as well as a long-term loan of £1.3m from the Council.

"We see this scheme as being vitally important to the village and significant to national efforts to provide affordable housing in rural areas," said Buckland Newton CPT board member Jon Sulkin. "It's important locally because affordable housing is badly needed in Buckland Newton and this scheme means that people who have life-long connections to the village can remain here. It is nationally significant because it **demonstrates that community-led housing can be delivered.**"

## Meet the Board:

This month the National CLT Network sat with **Pam Johns, Chair and Company Secretary of Homes for Holsworthy and member of the National CLT Network Board**, and asked her a few questions about the CLT movement:



### Can you tell us a little bit about Homes for Holsworthy?

Holsworthy Community Property Trust, as it was originally called, was born out of the devastating effect of the Foot and Mouth disaster on the Holsworthy area in Devon.

The subsequent Market and Coastal Towns initiative found that affordable housing for local people was a major priority and a local affordable housing group was formed. A call to the former Office of the Deputy Prime Minister in 2004 pointed the group in the direction of Bob Paterson, a leading light in the CLT movement in the UK and another member of the Network Board, who happened to live in the Holsworthy area and, with Bob then involved, the new CLT was formed in 2005. It was rebranded Homes for Holsworthy in 2010.

So far we've successfully completed 3 schemes and a total of 11 homes. That includes 5 equity mortgage homes at Whitlock Court, 4 homes in Holsworthy by a DIY Equity Ownership scheme, where the qualifying applicants were enabled by the CLT to buy a home of their choice on the open market, obtaining a commercial mortgage to the level they could afford with the Trust providing an equity mortgage for the balance, and another 2 homes at Sheepwash. We are currently developing 2 more homes in Bridgerule, which will be complete by early 2012.

### If there was one tip you'd give a CLT what would it be?

"Don't give up!.....Keep going, it will all be worth it!"

### What has been the biggest obstacle to progress?

I'm sorry to say that it's been a lack of encouragement/engagement/support from the Local Authority and in these challenging times, where the billions of grant funding for housing is no more, the Local Authority has to be much more flexible and able to think outside the box to be able to provide housing that's affordable for local people in their area.

## FACT FILE: CLTs in the United States

The UK CLT movement has a lot to thank the CLT folks over the pond and on 24-27 October the US National CLT Network held its 2011 annual conference, in the rainy city of Seattle. So it's only fitting that this month's fact file pays tribute to the CLT movement in the US:

- The first CLTs appeared in the US in the early 1970s, born out of the Civil Rights movement, although the principles of stewarding the land and capturing the benefit for common good have their roots in earlier movements, including the Gamdan movement in India and our very own Garden City movement.
- Today there are over **200 CLTs** in the United States and a total of over 5,000 CLT homes. The majority of CLTs in the US are **urban** and some are very large indeed - for example, [Champlain Housing Trust](#) in Burlington, Vermont, has over 2,000 homes.
- Many CLTs in the US are strongly committed to social justice and **community organising** - an excellent example of this is [Dudley Street Neighbourhood Initiative](#).
- Over the last decade a number of **city or municipal Governments** in the US have supported existing CLTs or even started to form new CLTs, motivated by both the long-term retention of subsidy and the long-term stewardship of the homes achieved by a CLT. For more information on these city-CLT partnerships click [here](#).
- CLTs in the US have demonstrated **successful and sustainable homeownership**, during a period where many homeowners struggled to weather the storm and, in 2010, **less than 0.5% of CLT homeowners were in the foreclosure process**, a rate ten times lower than for conventional homeowners.

## Save the date! 2012 CLT Annual Conference, 22 May 2012

Thank you,  
National CLT Network