

Welcome  
to  
TCVCLT's  
4<sup>th</sup>  
AGM  
11.10.16



# It's been an eventful year...

- ✓ First change of residency. As one family moved on, a new family moved in, **with a local connection**
- ✓ Awarded the first funds from TCVCLT Community Fund
- ✓ Housing Minister's Visit: Brandon Lewis
- ✓ 'One Year On' Official opening
- ✓ Won another award
- ✓ Formed a steering group at the request of the Parish Council to produce a Neighbourhood Plan
- ✓ We have 78 share holder members.
- ✓ Trustees have met five times since the last AGM
- ✓ New digital logo

# May 2016 Housing Ministers visit

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- Brandon Lewis, Housing Minister requested he visit Newberys. He was joined by Neil Parish MP for Honiton and Tiverton. The Minister met some residents and was shown around one of the resident's home.
- Thank you Diane, Martin and Shaun.
- He was impressed by what a small rural community has achieved.
- He assured us all that there are rural exemptions to the 'Right to Buy' policies proposed.
- This was important to hear as, it would have been a deal breaker for our partnership with Yarlington Housing Group (YHG). The Aim of TCVCLT has always been for the homes to be AFFORDABLE in perpetuity.

from left to right, back row:  
Neil Parish MP,  
Janice Saunders  
YHG, Brandon  
Lewis, Housing  
Minister,  
Shelagh  
Fearnley  
TCVCLT, Louise  
Lotte YHG  
front row:  
Helen Cope  
YHG and Kathy  
Laing Chair  
TCVCLT



# One Year On: Official Opening of Newberys

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- ❑ July 2016 Neil Parish MP and Helen Cope and Gary Orr, Chief Executive Officers YHG formally opened NEWBERYS.
- ❑ Trustees were joined by some residents, TCVCLT share holders and representatives from YHG.
- ❑ The weather was kind. It was windy but dry.
- ❑ A formal plaque was unveiled .
- ❑ A cake was baked for the celebrations.

# July 2016: NEWBERYS DALWOOD



# Official plaque unveiling and apple tree planting:

from left to right back row: TCVCLT Trustees: Ray Bradley, Shelagh Fearnley, Kathy Laing, Sue Cooper, Peter Lawrence, Hilary Horley, Alison Morgan.

front row: Eileen Bull, Helen Cope CEO, YHG, Neil Parish and Lorraine Lucas TCVCLT Trustee



The cake !  
Newberys  
1<sup>st</sup>  
Anniversary



We made the press again: The Midweek Herald August 2016

# MP given tour of village's new low cost homes

**Chris Carson**

chris.carson@archant.co.uk

Residents at Dalwood's new affordable housing scheme were joined by their MP to celebrate the development's first anniversary last week.

The Corry Valley Community Land Trust (TCVCLT) welcomed Neil Parish to showcase the Newberys project, which was built in collaboration with Yarlington Housing Group and completed in July last year.

Mr Parish took a tour of the development, which consists of four affordable rent and two shared ownership properties.

The homes are the result of a residents' meeting which took place in 2011 and identified a need for additional housing in the area to ensure those in the village were still able to find an affordable place to call home and not be priced out of the rental or sale market.

As a result, in 2012 the residents formed a Community Land Trust (CLT) and Yarlington Housing Group was selected to undertake the build project and manage the properties.

CLT housing developments are becoming more popular in the UK with more than 170 now established in England and Wales. The CLT remains the long-term steward of assets built on land which may for instance be gifted to them. Once land is sought, they become owners of the land in perpetuity and receive an annual ground rental income from the Housing Association who manage the properties built on it.

The CLT is then able to invest the small profit back into other community projects.

After meeting residents and enjoying refreshments with the trustees of The Corry Valley CLT, Helen Cope, chairman of the Yarlington Board, invited Mr Parish to plant an apple tree and unveil a plaque marking the event and recognising the long-term partnership between the two organisations.

Mrs Cope said: "It's been wonderful to come and see the beautiful properties at Newberys today. Yarlington believes passionately in the Community Land Trust model and the opportunity it provides to build affordable housing and



■ Gary Orr, Yarlington chief executive, with Newberys resident Eloise Freeth and Neil Parish MP.

ensure young people can stay on living in the community."

Mr Parish said: "The Newberys development is an outstanding example of partnership working between Yarlington and The Corry Valley CLT. This project has enabled those with a connection to the village to retain a secure, affordable residence where previously they may have been unable to afford to remain living in the area."

Mr Parish presented flowers to Kathy Laing, chairman of The Corry Valley CLT, and Shelagh Fearnley, secretary of the CLT. Shelagh added: "When I moved to Dalwood ten years ago, I realised there was a need for affordable housing for local people. When the

opportunity arose three years ago to form a CLT in Dalwood to drive this project forward, neighbours from the village jumped at the chance.

"The project was not without its difficulties, but we overcame these and stuck with it - I'm so delighted to sit here today admiring the beautiful homes that have been created for local people."

New occupant Eloise Freeth said: "I grew up in Dalwood and went to the primary school here, but I had to move out of the village because I couldn't afford to live here.

"Being able to return to the place I grew up in with my own family has been a dream come true and my children absolutely adore it here."

# TCVCLT Community Grant fund: applications and awards 2015-2016

## Fund source:

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2014-2015 lease monies £1,228 + 2015-2016 lease monies £1,228 = £2,456.00p

Two applications received :

1. **Dalwood Recreation Trust:** applied for a grant towards their kitchen refurbishment. They were awarded **£300**
2. **Defibrillator in the village:** We have been requested to contribute towards the 4 year ongoing costs of £2,160.00p. Trustees made an 'in principle' decision to award, pending the outcome of a public meeting on 14<sup>th</sup> October 2016, of **£500 (max £600 if needed)**

Funds available = £ 2,156.00p (£500 max £600 ring fenced, if needed, for the Defib.)

TCVCLT welcomes applications from any village group, charity and/or organisation. Main criteria is that applications evidence the benefit(s) for the whole Dalwood community

DEVON RURAL  
HOUSING AWARD

Winner is...

DALWOOD

NEWBERYS

# Devon Rural Housing Awards 2016

Awarded 1<sup>st</sup> prize to Yarlington Housing Group and Newberys the

**BEST RURAL DEVELOPMENT 2016**

in **ALL** DEVON

Adding to the award we won in 2014:

**BEST COMMUNITY DEVELOPMENT AWARD 2014**

NEWBERYS DALWOOD

officially a dual award winning development

# Proud recipients

left to right

Louise Lotte YHG ,  
Shelagh Fearnley,  
Kathy Laing Sue  
Cooper TCVCLT  
Trustees

Devon Rural Housing  
Awards 1<sup>st</sup> prize  
for

**BEST  
RURAL  
Development  
2016**



# What is a Neighbourhood Plan?

- Is **NOT** a legal requirement, but is a **RIGHT** which communities in England can choose to use.
- The PC have requested TCVCLT form a steering group to hold consultations with the community to develop and produce a Neighbourhood Plan.
- The Localism Act 2011 has reformed the planning system to give people new rights to shape the development of the communities in which they live.
- A Neighbourhood Plan is a new initiative (much like the Parish Survey ) which will set out policies on the development and use of land in a parish or a 'neighbourhood area'.
- Once such a plan is made and adopted it will become a main consideration within the planning system (this is the main difference between it and the Parish Survey)

# The Task

1. **Get started** - we've just begun. Need a Communication strategy. There will be consultations and meetings. **WATCH THIS SPACE ...FOR MEETING DATES**
2. **Develop a vision and objectives**: this is the **COMMUNITY'S** vision and objectives. **YOUR** views are important
3. **Develop the plan**: write the plan, check the plan with the **COMMUNITY**  
**THESE NEXT STEPS ARE STATUTORY**
4. **INDEPENDENT EXAMINATION**: to EDCC who appoints an independent examiner. Examiner's report is published
5. **REFERENDUM**: EDCC coordinates community referendum. The **COMMUNITY** votes on the Plan
6. **ADOPTION** of the Plan : if the community has a majority vote for the plan, the EDCC adopts it for the term stated. 25 years seems to be common, it can be as long as the community state

# Neighbourhood Plan : Steering Group

- **August 2016:** the PC invited Shelagh Fearnley, via TCVCLT, to lead the group
- **August 2016:** The PC registered Dalwood's interest
- **September 2016:** Steering group members: TCVCLT members are Shelagh Fearnley, chair/Kathy Laing/Lorraine Lucas /Sue Cooper
- **October 2016:** Members met. Brian Eddy has become a member. Hilary Horley has agreed to be co-opted as need arises re policy preparation and presentation of the plan.

## A PLEA

If you have an interest in the Steering Group or any skills or knowledge you would be happy to share, and be co-opted into the group as a member or for specific tasks, **PLEASE** let us know.

# A new way of doing things with a CLT?

Community Land Trusts (CLT's ) formed to provide affordable homes, in partnership with a Housing Association. The CLT can lead the housing project and generate a long term income for their community, whilst being protected from the risks involved.

The community then has a financially viable Trust to take on future developments for the benefit of their community.

The main benefits about the new way for doing things are:

**Land ownership :** The CLT can secure the housing site in perpetuity for the community( with an option to take on full ownership from the HA should the CLT ever wish to do so) The CLT enters into a long term lease with the HA and has influence on the important things like, design/layout/and occupancy

**Affordable Homes for Local people:** Those with a strong connection to the community have priority for the housing. This is enshrined in a legally binding Section 106 agreement within the Allocation Plan between YHG and TCVCLT

**Access to Grant Funding:** HCA could only fund if CLT was in partnership with a HA

**Financial Viability:** From annual ground rents

**Potential for other projects :** TCVCLT could be a future vehicle to own, develop and protect other property and land within the community

**Democratic:** The Trust opens its membership to anyone supporting its objectives

# A reminder of What TCVCLT is for?

First aim to provide affordable homes in Dalwood. A CLT must be:

1. Owned by the community
2. Run by the community

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3. For the benefit of the geographical community
4. Not for personal profit (Housing and Regulations Act 2008 Part 2, Chapter 1, Clause 79)

To ensure the CLT achieves this, TCVCLT Ltd has been registered as an Industrial Provident Society (IPS) for the benefit of the community. Reg, no 31657R

**It needs members to join and help achieve great things.**

Each member has one equal vote at general meetings, is able to put themselves forward as a board member and elect the board

Share holders do not own the company, and do not receive payments from profits

Shares will not rise, they may fall. They cannot be sold

IPS guarantees democracy and asset protection. It can raise money through selling shares

Our first goal is to build affordable homes. Share holder membership is open to anyone who agrees with our objectives. We can have different goals, as the need is identified.

£2 investment buys 2 shares and lifelong membership

□ And finally from all  
TCVCLT Trustees:

Kath Laing, chair  
Shelagh Fearnley, sec.,  
Sue Drew, tres.,  
Allison Morgan  
membership sec.,  
Lorraine Lucas  
Peter Lawrence  
Tony Benger  
Ray Bradley  
Les White  
Graham Perry  
Hilary Horley  
Sue Cooper

# THANK YOU

For your attendance this  
evening and your ongoing  
support.

Shareholders application forms  
are here tonight, if you are not  
a member please take one.

If you are a member please  
take one for someone you know.

We welcome and need new  
members and grant applications