

Welcome
to
TCVCLT's
10th
AGM
25.10.21



Following the last AGM we have welcomed three new trustees:

Gabriel Mac

Hoi-ling Mac

Shaun Burns

Welcome..

What can a CLT do ?

Community Land Trusts (CLT's) formed to provide affordable homes in partnership with a Housing Association (HA). 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 of 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**: Housing Community Agency could only fund if the 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

Update of the last 12 months

- TCVCLT has 93 share holder members.

- Trustees have met face to face again after we have moved out of Covid restrictions
- We have met **5** times since the last AGM
- TCVCLT's Community Fund between 2015-2020 received an annual lease payment of £1228.99 paid in June each year. This annual lease payment is to fund applications received from village organisations.
This was increased by £159.22 to £1,387.22.
The next review will be in June 2025.
- Yarlington Housing Group rebranded and is now Abri Housing
- Dalwood's Neighbourhood Plan has been adopted by Devon County Council

Fund application CRITERIA:

TCVCLT can only grant monies to fund items/projects that benefit the 'whole community' in Dalwood.

The whole community is defined as being a benefit to the young and not so young.

Any applicant either individual or group needs to apply in writing, to the secretary of TCVCLT, chair or any trustees and include:

- Project or item identified
- Benefit to the community outlined
- Amount requested

Only individuals or groups within Dalwood are eligible to apply.

Exceptions can be made at the discretion of the board.

Fund criteria contd.

All requests will go to the next board meeting following the date of the letter of application

Trustees may request further information and or details

Time limits may apply

Any funds not spent within an agreed duration will be refundable to TCVCLT

We would consider funding whole requests or part, on an individual basis.

Above criteria agreed 03.11.2015

REVIEWED 30.04. 2018

REVIEWED again 10.07.2018 and agreed by all trustees present

It was noted in the minutes that this is a working document and is to be reviewed by Trustees.

Since the last AGM we have donated £100 and prepared the Neighbourhood Plan for Referendum

Funds : Since 2016 we have received 14 fund applications, all successfully granted

2022

Ref 2022/14 Dalwood Shop requested £100 towards the Village's Jubilee celebrations

DECISION: agreed noted in 16.06.2022 minutes

Total monies donated in 2022 **£100**

Neighbourhood Plan 2022, the EDDC's Referendum voted on Dalwood's Neighbourhood Plan 2018-2031

It was adopted by EDDC

What is a Neighbourhood Plan? A reminder

- 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 Parish Council have a duty to review the Neighbourhood Plan when they receive planning applications

What else has been happening since the last AGM ?

Data Protection Policy : under the General Data Protection Regulation (GDPR) the Data Protection Act 2018 became law on 25.05.18. To meet the regulations the Board has written and adopted a policy 8.10.2018.

Copy available on file and on Dalwood Parish Website

Policy is reviewed to ensure it is fit for purpose

Village Parking: Early in January 2021 the Parish Council approached TCVCLT to ask if there was any way parking could be alleviated by access to parking behind the Knapp properties being made via Newberys . We wrote to all residents to gather their views. Their collective view was to decline such access. 21.01.2021 TCVCLT formally replied to the Parish Council supporting Newberys residents views. All correspondence is held on file .

This view is still supported .

A recap ... What is a TCVCLT for?

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

1. Owned by the community
2. Run by the community
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, 1 vote and lifelong membership

The Ongoing Task :

In 2014 TCVCLT signed a 125 year lease for the homes with Yarlington Housing Group, now Abri Homes, TCVCLT was investing in the future.

In 2139 (117 years from now) the homes and land become the property of TCVCLT. If the TCVCLT is not sustained and maintained until then for our grandchildren and their children, the homes and land will revert to the council of the day.

It is vitally important to have shareholders and trustees to ensure that in the future Dalwood community becomes the sole beneficiary of the efforts and work we put in now and the coming years.

We also need to be mindful of political change and keep fully informed and updated . Trustees are doing this currently, especially re the emerging Right to Buy policy. National CLT's are seeking to ensure CLT's are exempt from any RtB policy proposals.

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 both new members and trustees

- And finally from all TCVCLT Trustees:
Lorraine Lucas chair
Shelagh Fearnley, sec.,
Sue Drew, tres.,
Allison Morgan
membership sec.,
Hilary Horley
Sue Cooper
Gabriel Mak
Hoi-ling
Shaun Burns

10 years on from 2012, a brief look back...

June The land to become :
The Newberys development in Dalwood





2 years on : Signed and exchanged contracts 26.06.2014
completed 27.06.2014

From left to right : Front row: Ray Bradley/Les White//Shelagh Fearnley Kathy
laing/Lorraine Lucas/Tony Bengner.

Back row: Alison Morgan/ Sue Drew/ Peter Lawrence/Tony Bengner

IT TOOK 2 NEARLY
3 YEARS TO GET
HERE



- TCVCLT with Yarlington Housing will build 6 homes
- 2 : shared ownership
- 4 rented : 2 x 2 bedroomed homes and 2 x 1 bedroomed flats
- All to be occupied by residents with a proven Dalwood connection



31.06.2014 RG Spiller's on site

We had to be on site and turn soil by this date or lose funds



HEDGES REMOVED



Earth dug out



THE SITE IS LEVELLED







ON SITE : form left to right

Front row : Kathy Laing /Lorraine Lucas CLT

Back row: Louise Lotte YHG/Alison Morgan/Peter Lawrence CLT and a
Spillers contractor

July 2016: NEWBERYS DALWOOD



ONE YEAR ON JULY 2016

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



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



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."

Would we do it all again ?
We've survived mice,



funding, water and
electricity issues!!!



In a heartbeat we would...

