

Welcome
to
TCVCLT's
6th
AGM
23.10.17



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 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**: 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 89 share holder members.

- Trustees have met four times since the last AGM
- Welcomed a new trustee Brian Howard
- Trustees have presented at Purbeck and Wilmington, two new CLT's who invited us to share our experiences
- Yarcombe have appreciated our support. They are to form a CLT
- Neighbourhood Plan steering group have continued to meet
- TCVCLT Community Fund uses £1,228.00p annual lease money to fund applications received from village organisations

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.

2018 funds distributed since the last AGM

2018: £600 to Dalwood Fair Committee to purchase tabards for officials, new signage and towards the hire of the PA system
£200, max towards 3rd set of Village Christmas Lights

2017: £200 towards the Village Defibrillator
£197.63 2nd set of Village Christmas Lights

2016: £199.95 Village Christmas Lights
£600 to Dalwood Fair Committee to replace a marquee
£1,000 to DRT towards the purchase of a climbing frame

2015: £300 to the Dalwood Recreation Trust, towards the kitchen refurb costs
Since 2015 TCVCLT has made 8 donations in total of **£3297.58p**

What else has been happening since the last AGM ?

Ciga clear: We have signed an agreement to permit fast Broadband to be installed, that residents can access if they wish

National CLT membership : we were accepted as members in Oct 2018. The annual renewal membership will be due in April 2019

Groundwork Community Award: In July 2018 Dalwood Parish nominated TCVCLT

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

Deed of Variation : YHG have requested we sign a deed that will permit them to raise funds on Newberys development. YHG have funded the legal advice. We instructed Scot Rowe. We have been advised there is no legal threat to the CLT's ownership. We have signed the document

NPSG continue to meet..

Dalwood's Neighbourhood Plan (NPSG)

The steering group: Shelagh Fearnley, chair, Kathy Laing, Brian Eddy, Loraine Lucas, Sue Cooper, and Dave Evans has continued to meet and develop their knowledge base. They have met with Stuart Todd, Consultant, who has written an evidence-based paper, which is available to all on request.

NPSG have written and consulted with the community on the Vision Aims and Objectives

The main themes that have emerged from both the residents questionnaire (Brian Eddy) and Business questionnaire (Dave Evans) has facilitated writing the Vision, Aims and Objectives under the following topics:

Natural environment: Preserve, protect, and enhance

Housing and population

Community Facilities & services

Transport and accessibility

Local Economy and employment

Green Energy

Waste and Plastic

Highlighting: Protecting the environment, Broadband, new builds over time, 2nd homes and Village Life

Dave Evans has set up an NP email. Kathy Laing is setting up a tile for the NP on the PC website via Amelia Source

NPSG: Actions and Meetings

March 2018

NPSG have consulted, via the Business questionnaire with some 21 local groups and organisations

26.03.2018 two Open Community Consultation meetings held. Very positive. some 40 residents attended the meetings.

The Vision Aims and Objectives were shared with the community. There was displays and information for all to peruse

27.03.2018 NPSG met with Phil Twamley, EDDC NP officer. It was a productive meeting.

NPSG are to begin writing policies and to liaise with Phil to ensure they are 'correct' in terms of being what is required.

All NPSG to ref. Devon Local Plan for policies already written

Once the policies are approved, it is planned NPSG will be drafting Dalwood's NP to present to the community and the statutory consultees

For any further information and /or questions and comments, please contact any of the Steering Group via the shop or tel: 01404881193/emaildalwoodneighbourhoodplan@gmail.com

NPSG: Actions and Meetings contd.

Updated the Parish Council: April and June

June : Phil Twamley has positively appraised the draft policies we sent to him recently. Following the format in the draft we intend to meet as a group in July to draft the NP.

July: NPSG met to draft the NP . It is on hold until the Housing Survey is commissioned and undertaken

August: Dalwood Parish council have unsuccessfully applied for funds to complete the Housing survey. NPSG are seeking advice re how to progress

Stuart Todd has remained in contact with chair of NPSG, we have agreed we will meet with him after we have drafted the full NP and the Housing survey is completed

As the NP draft evolves, we will hold a further consultation meeting in the community to seek the communities view on the draft NP.

Re the Housing Needs Survey. We have stalled here..

The PC unsuccessfully applied to 'Awards for All' for the grant to fund the survey.

Janice Alexander has advised if we had commission in June the survey would not be being completed until the end of October 2018.? Time is of the essence to commission the Housing Survey.

We are seeking alternative funding and advice. Do we need a Housing Needs Survey?

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 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

And finally ... 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

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

- And finally from all TCVCLT Trustees:

Kath Laing, chair
Shelagh Fearnley, sec.,
Sue Drew, tres.,
Allison Morgan
membership sec.,
Lorraine Lucas
Tony Benger
Ray Bradley
Hilary Horley
Sue Cooper
Diane Flook
Brian Howard