

Welcome
to
TCVCLT's
7th
AGM
22.10.19



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
- Neighbourhood Plan Steering Group(NPSG) have continued to meet. More updates later
- TCVCLT Community Fund uses £1,228.00p annual lease money to fund applications received from village organisations. The annual lease money is to be reviewed 2020 with Yarlinton Housing Group (YHG)

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.

2019 funds distributed since the last AGM

£ 203 Christmas village Lights

£ 750 to Dalwood Recreation Trust towards the children's play equipment

£2,000 to Dalwood Shop committee towards the Shop café fund

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 ?

National CLT membership : renewed April 2019

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 reviewed 21.09.2019. board recommends note it's been reviewed. No amendments made.

Neighbourhood Plan: the NPSG have focussed on the NP during the year

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)

Dalwood's Neighbourhood Plan (NPSG) formed

Oct 2016 at the request of Dalwood Parish Council

The steering group: Shelagh Fearnley, chair, Kathy Laing, Brian Eddy, Loraine Lucas, Sue Cooper have continued to meet and develop their knowledge base.

- To date have held 3 x public meetings
- Liaised with Phil Twamley EDDC planning officer until September 2019.
- New EDDC planning officer is Claire Rodway. She has been both constructive and helpful in her feed back
- Stuart Todd, consultant has written the Written Evidence Statement and is writing the Basic Conditions Statement. NPSG are meeting Stuart on 28th October 2019
- Drafted and re-drafted the NP (through blood sweat and tears)
- NPSG are recording and collating all responses that we receive

NPSG: Actions and Meetings

Held open community consultation meeting February 14th 2019 re the 1st public draft of the NP

Feb 2019 Open Consultation Day with draft NP

From Feb 2019 31st - March 2019 widely circulated NP

Draft, noted all comments received

Produced statutory documentary evidence

Updated Parish Council 24th April 2019

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

The Task

1. **Get started** - Consult with the community: **ongoing**
2. **Develop a vision and objectives**: this is the **COMMUNITY'S** vision and objectives.
~~**YOUR** views are important: **completed**~~
3. **Develop the plan**: write a draft plan, consult with with the **COMMUNITY**, circulate it and record responses : **ongoing**

THESE NEXT STEPS ARE STATUTORY

4. **INDEPENDENT EXAMINATION**: to EDDC who appoints an independent examiner. Examiner's report is published
5. **REFERENDUM**: EDDC 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 EDDC 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 or take one for someone you know
- 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
Ray Bradley
Hilary Horley
Sue Cooper
Diane Flook
Brian Howard