

I. Stretham & Wilburton Community Land Trust

What is Stretham and Wilburton Community Land Trust?

Stretham and Wilburton Community Land Trust (SWCLT) is an organisation committed to providing and protecting assets and facilities for the communities in Stretham and Wilburton. The organisation is:

- Local
- Accountable
- Volunteer led
- Not for profit

The CLT provides affordable homes for local people as well as other facilities such as workspaces, recreation space, and other community buildings.



Anyone in the community can become a member of the CLT for £1 and vote for the Trustee board members.

Stretham & Wilburton Community Land Trust



2.

Our first project - Manor Farm

In 2012 Stretham and Wilburton CLT began working on their first project: Manor Farm.

When completed, the CLT will own and provide the following for the community:

- 23 affordable homes for people with strong local connections
- Premises for a new GP surgery
- Flexible local workspaces
- A new village green
- A woodland walkway with edible planting



Camp's Field

The local demand for affordable homes has far outweighed what the CLT has provided at Manor Farm. There are currently 64 local, eligible families on the waiting list, many from Wilburton. In order to meet this demand the Trust is starting to look to future projects. There is an opportunity on land at Camp's Field.



We would like to find out what kind of development the community would support on this land and to give us their thoughts and ideas to develop a design brief.

This site is around 60 acres. If we consider a scheme along the same principles as Manor Farm, this will mean we are able to provide housing at low density and still have significant land for recreational space and facilities. Through the CLT the community can control how much of the land is allocated for housing. Below are some initial thoughts on how the site might be zoned, to provide a starting point for discussion:



5. Affordable and Market Housing

One of the key objectives of the CLT is to ensure that people aren't forced out of Wilburton due to rising housing costs.

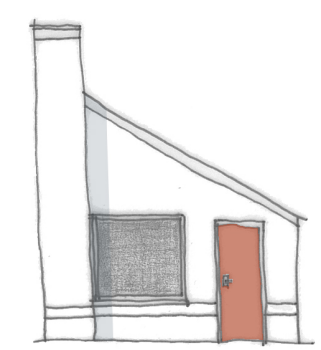
Therefore, any affordable homes we build are:



- Reserved for people with strong local connections to the villages
- Genuinely affordable
- Safe from the Right to Buy and will not be lost to the open market
- Community owned
- Pepper-potted throughout the development
- Built to high standards

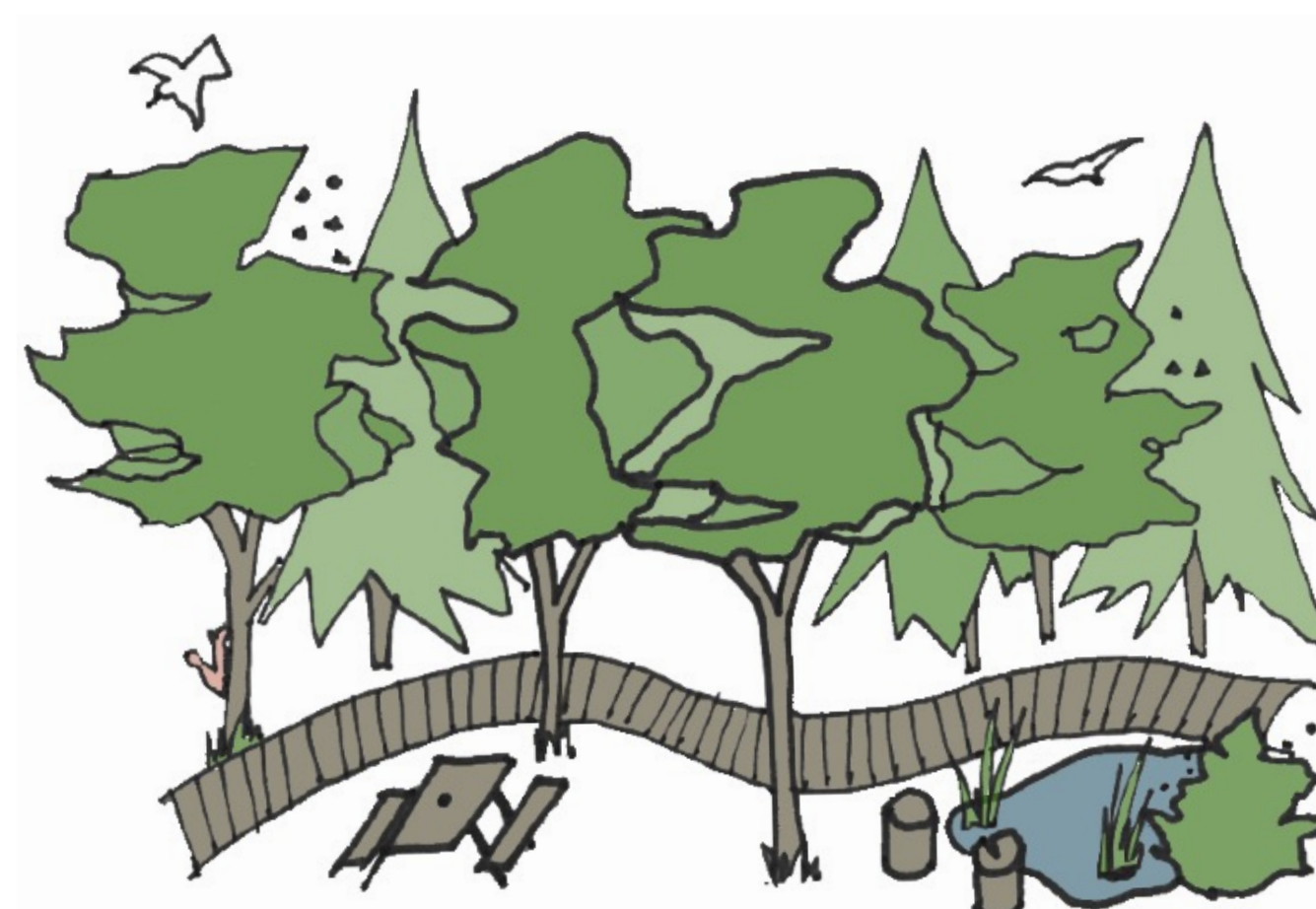
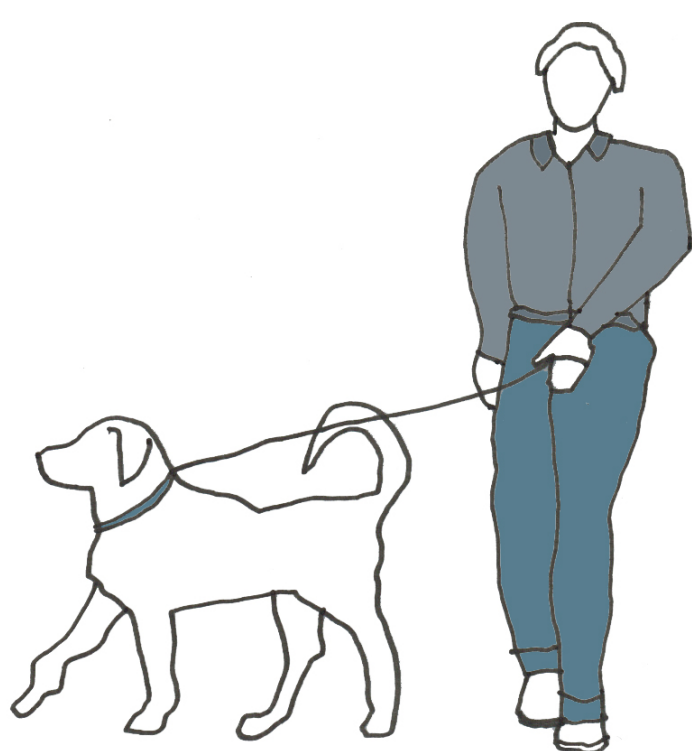
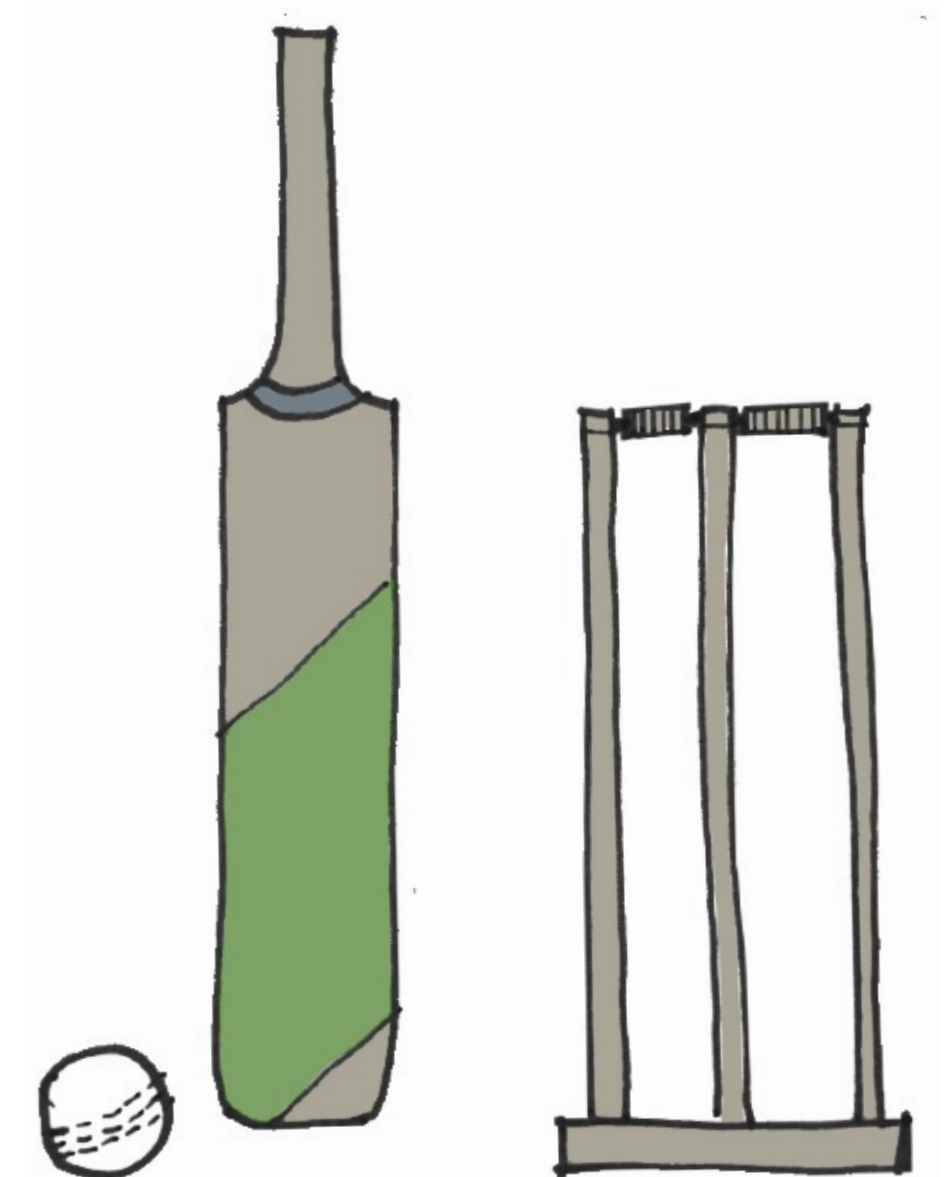
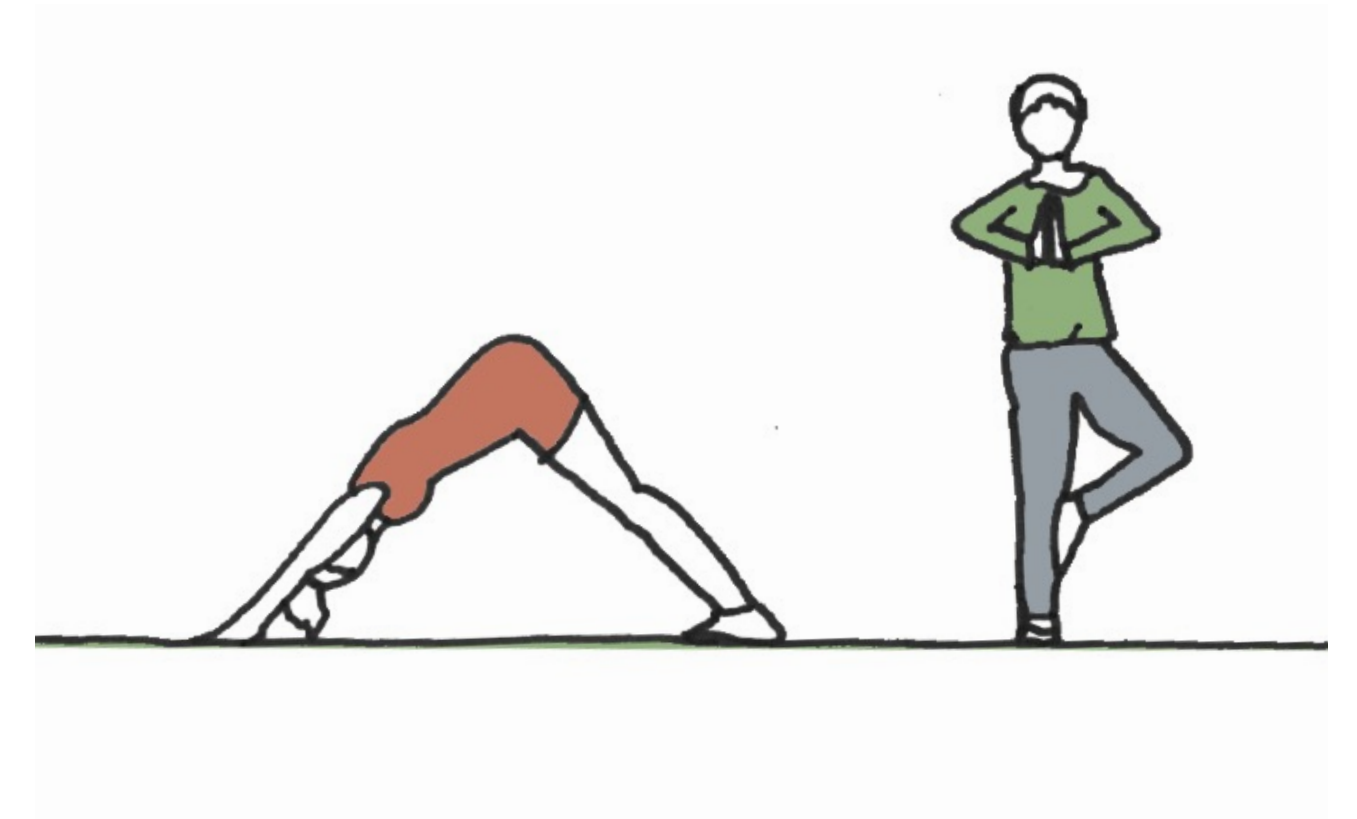
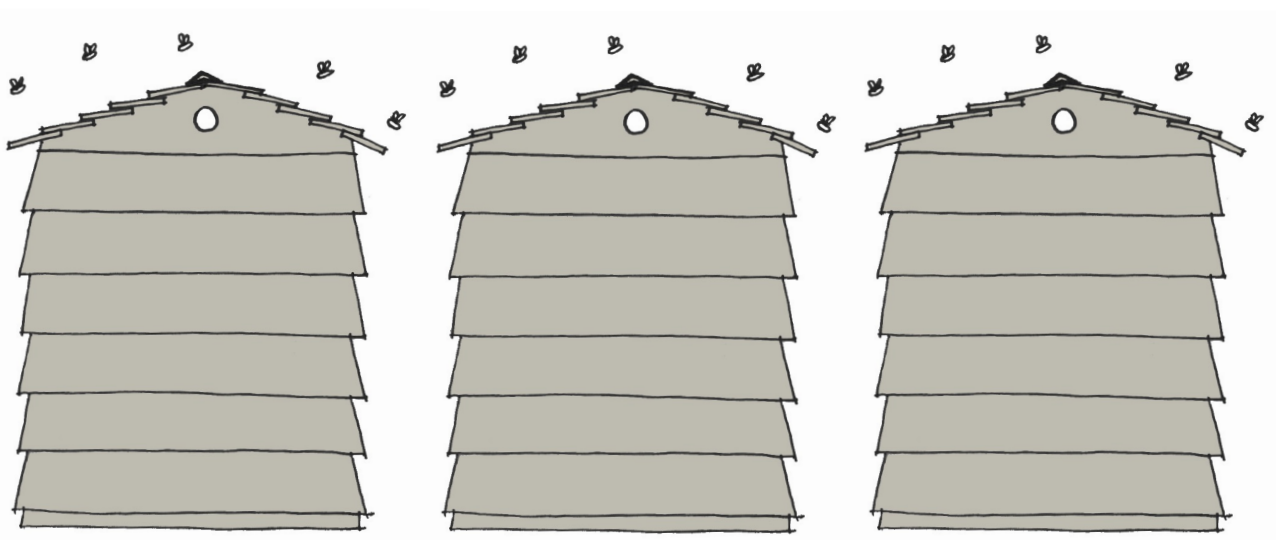
All the housing in the scheme should be:

- Designed in conjunction with the community
- At a similar or lower density than Manor Farm in Stretham
- Have good pedestrian access to the rest of the village
- Represent a range of house types suitable for various ages and circumstances



As this is a big site a significant area of land will be given over to recreation space, and any facilities or green spaces will be owned by the community.

What recreation facilities would you like to see on this land? Are there other activities you enjoy?



The impact on traffic and the roads will be at the forefront of any development.



Some ideas the Trustees would like to get opinions on include:

- A pedestrian crossing on the A1123 adjacent to the site, which could be funded by the scheme
- Extending the 30mph zone
- Parking and road users
- Ensuring all roads are built to adoptable standards

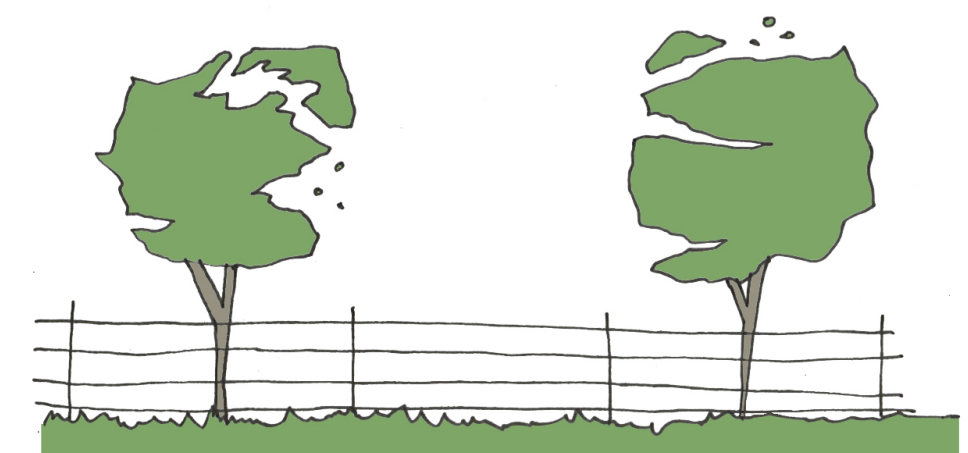
PRIORITY?

What kind of parking style appeals to you? What makes a street pleasant place to be? What are your favourite streets in the village?

In order to provide affordable homes and community amenities, an element of 'open market' housing will be required to cross-subsidise the cost. How does this work?:

Stretham and Wilburton CLT are working with Laragh Homes who will help to facilitate the delivery of the development.

1. Following planning approval the landowner sells the land at approximately the cost of land valued for affordable housing.



2. Market houses are built on land which is acquired at a reduced rate. The CLT is given the land on which the affordable houses will be built.



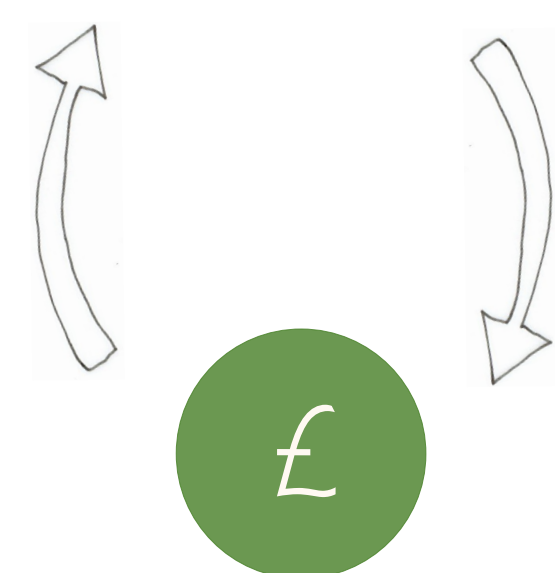
3. When these market homes are sold the CLT is given a proportion of the uplift in land value which was realised with the planning consent. This pays for a proportion of the construction cost of the affordable houses & other community assets.



4. The CLT takes out a bank loan to fund the remainder of the construction cost of the CLT houses & assets.



5. The CLT homes and assets generate an income stream which can be reinvested back into the community in perpetuity.



Community benefits:

- Long-term affordable houses
- Other community owned assets - green spaces, facilities, recreation space etc.
- Involvement in the design process and future of the local area
- Increase in supply of market housing

9. Long-term Assets for the Community

The exciting thing about CLT developments are the long term opportunities they create for, and the control they give to the community.

In the first instance, the CLT pays for the affordable homes with a long-term bank loan. The CLT pays back the loan over years with the income from affordable homes.

Once the loans are paid back the CLT will have an income stream to dedicate



This is an alternative to standard affordable housing provided by private landlords or Housing Associations who are unlikely to invest surpluses back into the same community.

10. Upcoming Events

September:



First public event



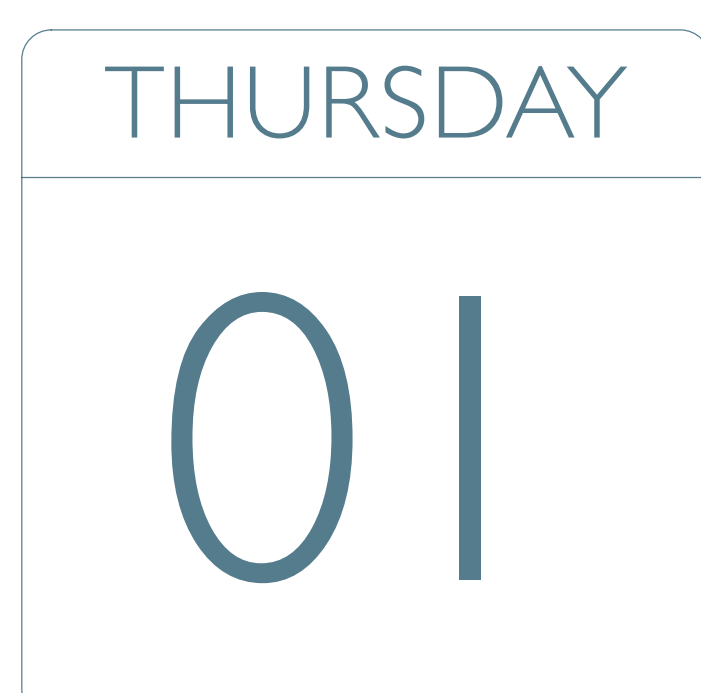
Opportunity to look around Manor Farm, Stretham and see inside the show home

October:



Throughout October feedback is collected, analysed and CLT begins to develop a draft plan in conjunction with Laragh Homes

November:



Second public event, to present community feedback and draft plan, and receive further feedback to develop and improve upon first drafts

Thanks!