



ANGMERING  
COMMUNITY LAND TRUST

# Affordable Housing and CLTs



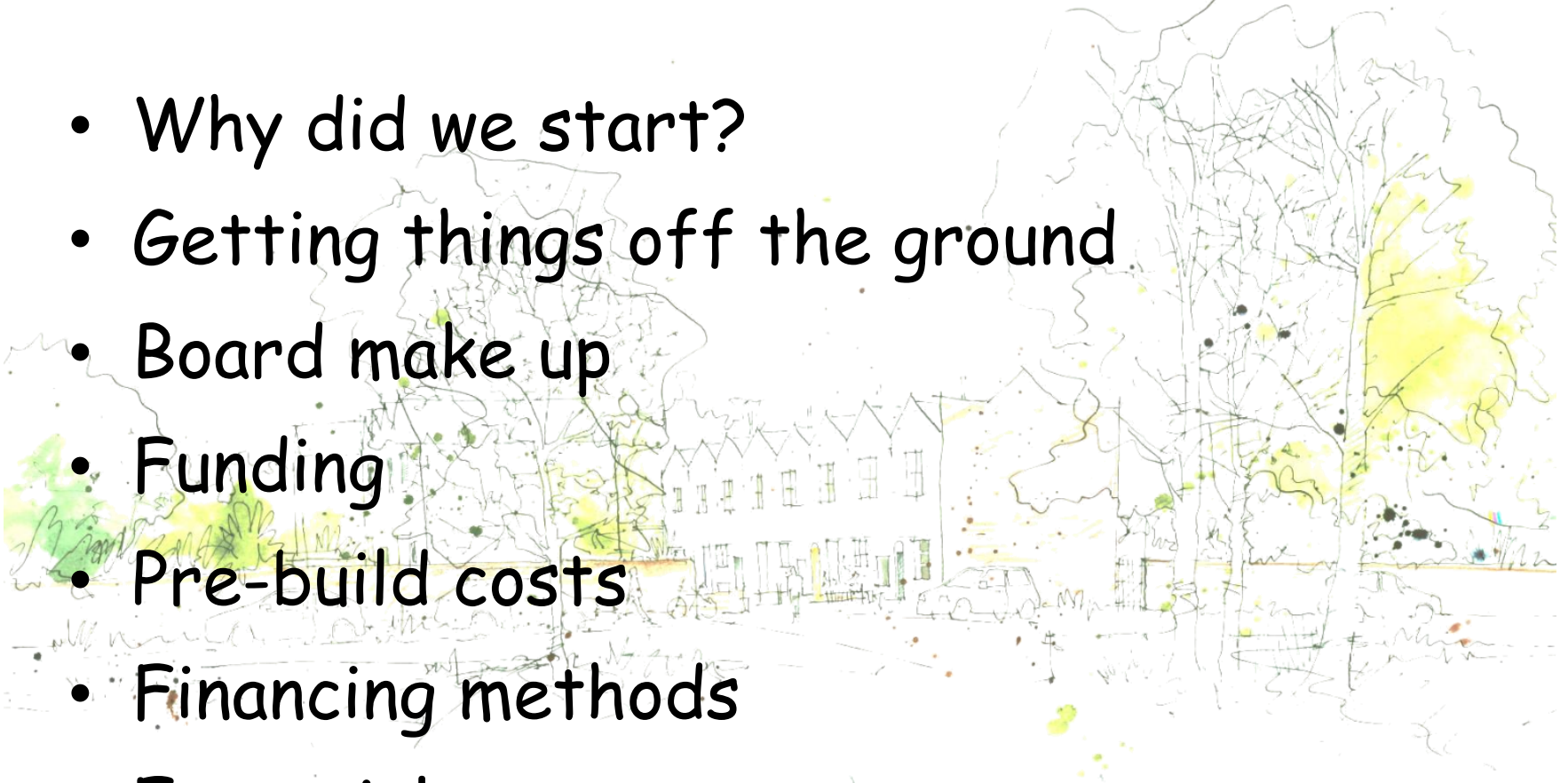
# House price to residence-based earnings ratio\*

- 2012
  - England and Wales: 6.61
  - Arun: 9.30
- 2018
  - England and Wales: 7.17
  - England: 7.29
  - South East: 10.51
  - West Sussex: 11.59
  - Arun: 11.40
  - Chichester: 13.59
  - Horsham: 13.22
  - Worthing: 11.06

\*Source: ONS 2018, based on ratio of lower quartile house price to lower quartile gross annual (where available)

# Outline of presentation

- Why did we start?
- Getting things off the ground
- Board make up
- Funding
- Pre-build costs
- Financing methods
- Essentials



# Why did we start?

- Housing supply and affordability are intrinsically linked to land values.
- ADC indicated it wished to promote CLTs.
- SDNP indicated it wished to promote CLTs.
- The Localism Act provided a platform for communities to shape their local area.
- Developers and registered providers are often not in a position to develop rural sites.
- CLT land can be taken out of the open market.

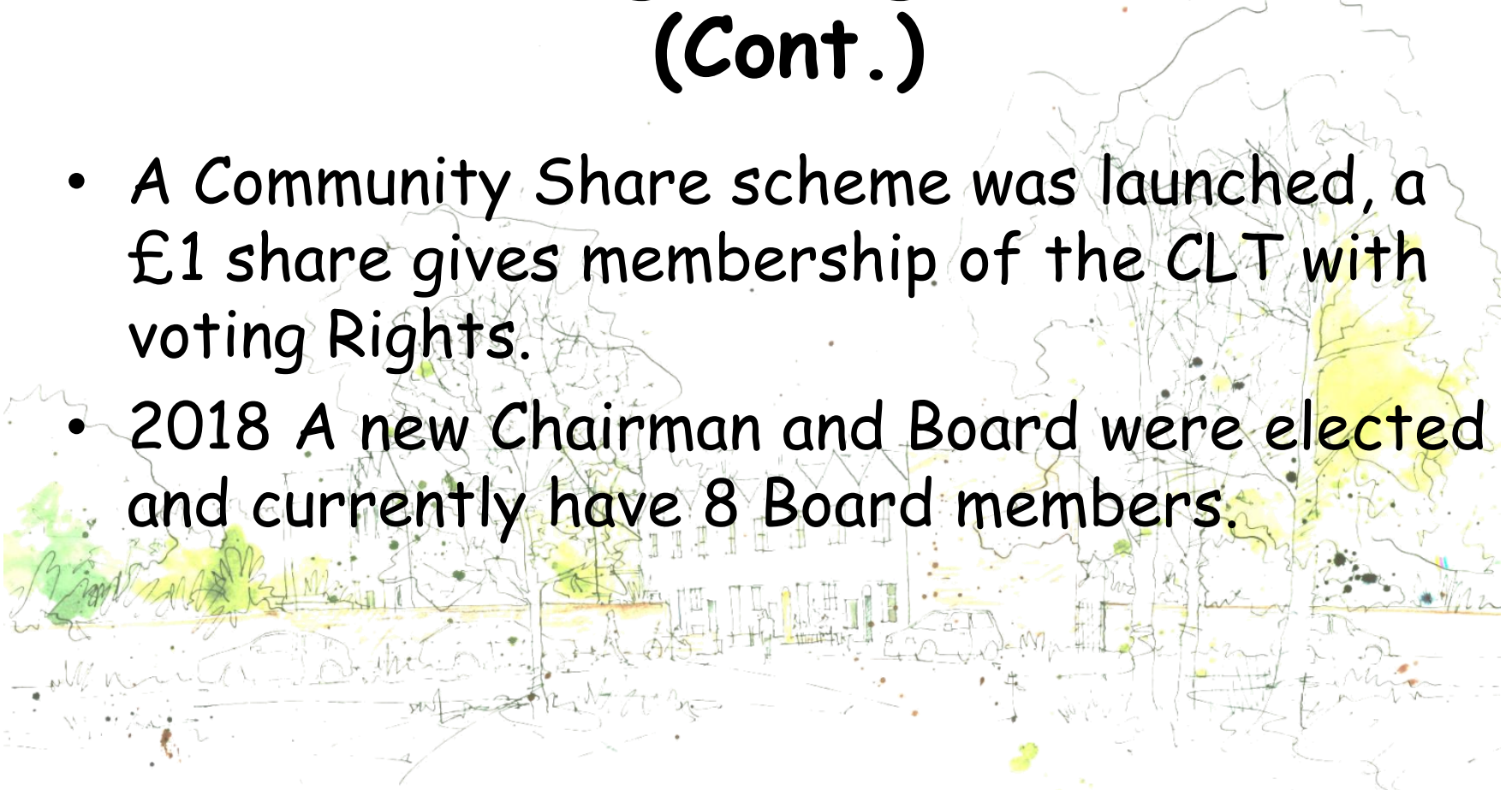


# How Did Angmering CLT Start?

- 2012 Angmering Parish Council promoted the start-up of ACLT.
- Establish the local housing need and the purpose of the project
- 2012 abortive start-up - failed because of personality problems
- 2015 Reboot of CLT / momentum gathered following approval of Angmering Neighbourhood Plan.
- 2015 CLT formed as a Community Benefit Society under auspices of FCA

# How Did Angmering CLT Start? (Cont.)

- A Community Share scheme was launched, a £1 share gives membership of the CLT with voting Rights.
- 2018 A new Chairman and Board were elected and currently have 8 Board members.



# Getting things off the ground

- First port of call should be [National CLT Network](#) and [AiRS](#)
- Register as a CBS or NfP organisation.
- Talk and seek support from ADC.
- Talk and seek support from your Parish Council.
- Vitally important to engage with the community.

# Getting things off the ground (cont.)

- Create social media platforms.
- Hold community events to promote ideas and get widespread support.
- Ask for people to volunteer and join you.
- Seek people with specific skills.
- Training.
- Encourage a Parish Councillor to your board.
- Create a risk assessment.
- Bank accounts



# Board make up

- Current Board set up - 8 members.
- Looking for new members.
- We have two potential new members attending our next meeting

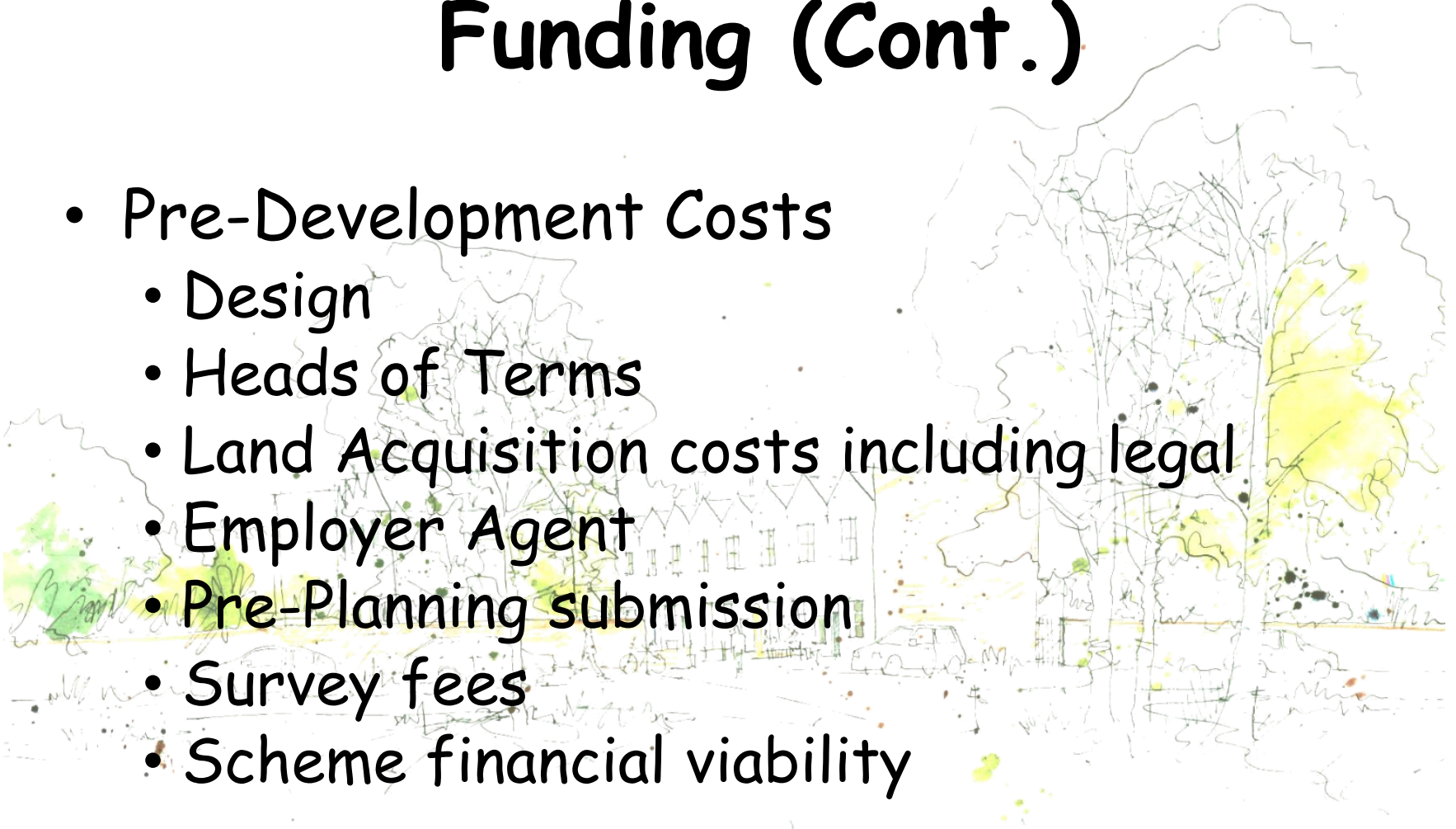


# Funding

- You will need seed corn funding for:
  - Membership of Community Land Trust Network (CLTN) - emerging first, then full
  - Action in Rural Sussex (AiRS) assistance
  - Legal Fees
  - Model Rules Charge
  - Registering with FCA
  - Trustee and Board Liability Insurance
  - Public Liability Insurance

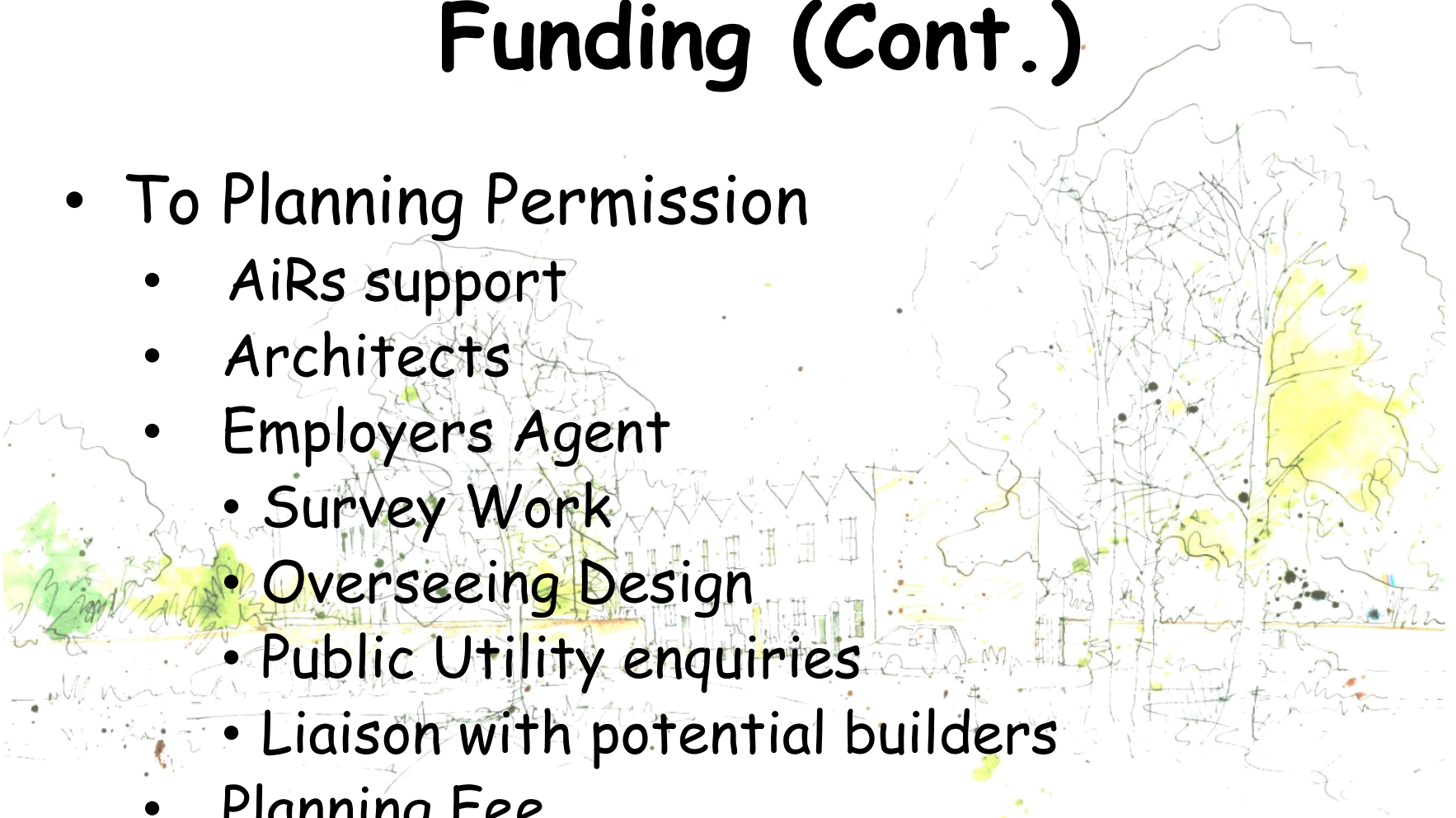
# Funding (Cont.)

- Pre-Development Costs
  - Design
  - Heads of Terms
  - Land Acquisition costs including legal
  - Employer Agent
  - Pre-Planning submission
  - Survey fees
  - Scheme financial viability



# Funding (Cont.)

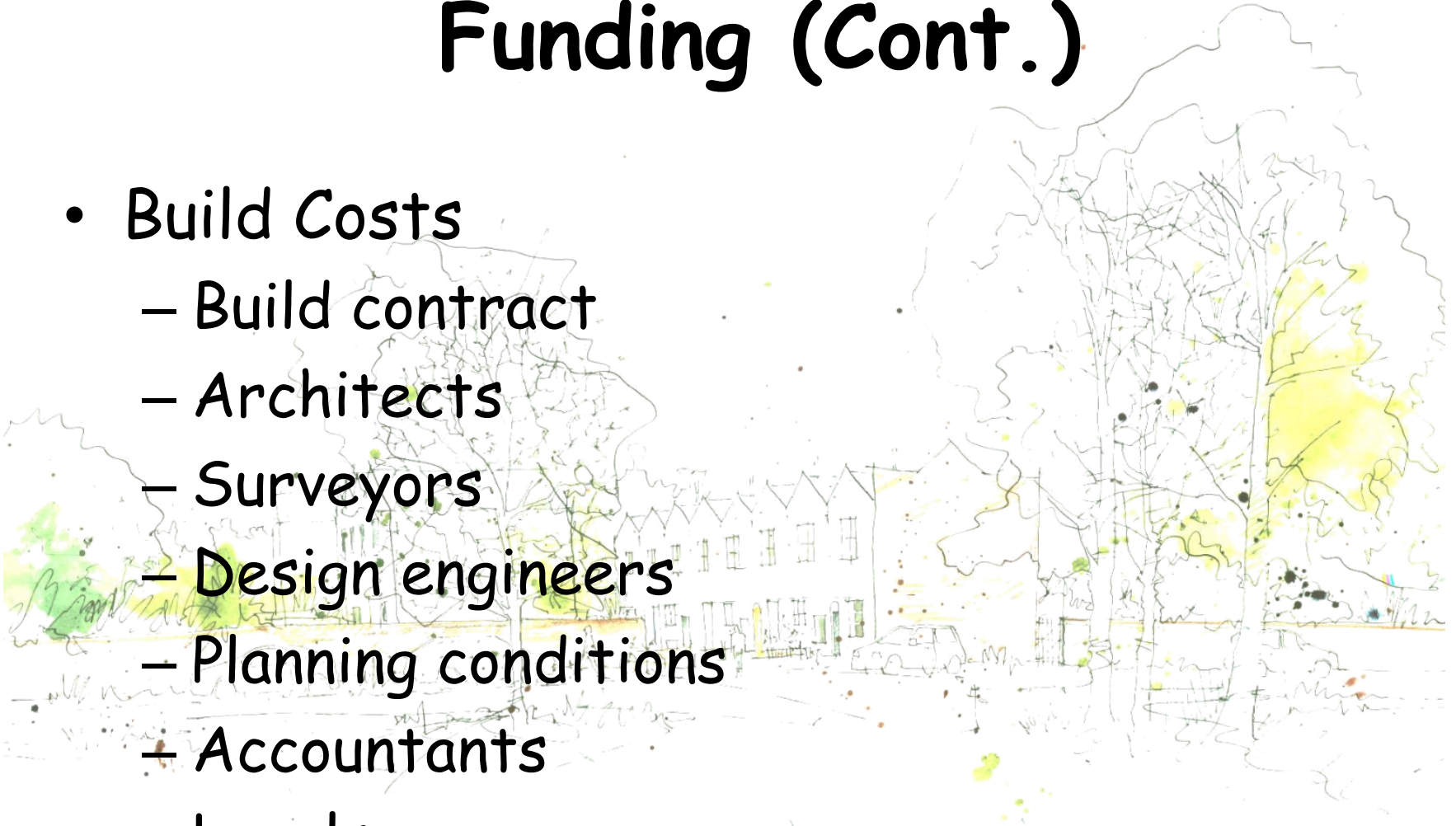
- To Planning Permission
  - AiRs support
  - Architects
  - Employers Agent
    - Survey Work
    - Overseeing Design
    - Public Utility enquiries
    - Liaison with potential builders
  - Planning Fee
  - Legals





# Funding (Cont.)

- Build Costs
  - Build contract
  - Architects
  - Surveyors
  - Design engineers
  - Planning conditions
  - Accountants
  - Legals



# Financing methods

- Loan from commercial Bank (typically 3.5-4%)
- Developer Contributions.
- ADC contributions.
- CHF Revenue grants
- CHF Infrastructure grants
- Community share/bonds offer
- Grants from a wealth of other sources.

# Essentials

- Community engagement and support
- Board members with skills or invest in training
- Parish Council support
- Arun DC support
- Set your fundraising strategy early.
- Secure funding
- Free or cheap land
- Talk early to developers.

# Acknowledgements

- National CT Network
- Office for National Statistics
- Arun District Council
- Angmering Parish Council
- Rob Martin (retired APC Clerk)
- Chichester District Council
- Linda Grange, Housing Delivery Manager CDC

