**OUTLINE MISSION STATEMENT**

**STAVELEY COMMUNITY LAND TRUST**

Low impact housing and living in the Lake District National Park

February 2014

**Staveley and its immediate neighbourhood are situated in an area where housing is under pressure from [second home owners/external influences] causing high values and short supply, with the result that maintaining a sustainable community is becoming more problematic. A CLT aims to address these issues by** **developing affordable housing and other sites of community interest, with a green ethos, to enable people of all ages to live and work and grow the economy of our village and its assets and make our community more sustainable.**

**Group Objectives**

1. To set up a Community Land Trust to contribute to the stock of affordable houses for local people working or living in Staveley and immediate neighbourhood.
2. To work with providers of affordable housing: statutory authorities; advisory and voluntary bodies; builders and local businesses; local groups and individuals who support the cause.
3. To consult with and represent the wider community and those in need of affordable housing.
4. To secure a formula to permanently protect the trusts affordable housing so that it cannot be lost to the commercial market.
5. To prioritise good green design sustainability in the design and building of affordable housing.

**Initial proposal for Mission Statement**

A CLT would reinvest any profit/surplus funding into developing appropriate housing and associated facilities (such as workspace, growing space, community workshop space, re using or bringing into re use other buildings, local community shop space, community woodland and renewables as appropriate)

* Intention to meet the requirements of the local community in Staveley and nearby (*definition of area*?) including affordable housing.
* Intention to deliver and/or support delivery of appropriate housing and associated facilities within the context of the Lake District National Park. And become an exemplar of what’s possible.
* Priority will be on projects that have the minimum, achievable carbon footprint, delivered through a range of techniques
* Interested in exploring innovative, low-carbon, sustainable building technologies, and public realm design.
* Will consult with, engage and involve the community in delivery and management and wherever possible show-case and share best-practice / learnings with other relevant parties (such as other trusts, communities, funders, politicians)
* A CLT aims would be to demonstrate through actual projects how the community land trust mechanism can secure the delivery of affordable housing, self builds, and other uses for appropriate buildings made available such as workspace, community space community shop, growing space and community woodland where appropriate, with the engagement and involvement of local communities in its delivery and management.
* To show how the planning, community development, housing allocation and regeneration issues can be resolved, with a view to setting arrangements which will continue to deliver more housing (and property for other uses).

### Objectives of the project

* 1. The equity generated was held for community benefit in the long term the projects were outside the existing regulatory framework for housing associations.
  2. Take schemes forward so that, at the end of the two year period, there is one scheme under construction; two schemes with planning permission .
  3. Promote the CLT concept to: the local community, parish, and local authority.
  4. Talk with other community development organisations, CLTs and advisors to support our knowledge and education of what’s possible.
  5. Speak to LDNP, developers and landowners, to ascertain potential sites and projects
  6. Work with Community Land Trust Project Officer at Cumbria Rural Housing Trust to get funding to start project and ongoing funding to support ideas and ethos.
  7. Develop the tools that we will need, including finance, community investment expertise, intermediate market housing models, a revolving loan fund to meet initial speculative design and planning costs, access to Objective 1 subsidies for workspace etc. Community Finance Solutions (CFS [www.communitylandtrust.org.uk](http://www.communitylandtrust.org.uk))
  8. Use successful project outcomes and the tools developed: to inform policy discussion; to provide case studies based on actual schemes drawing out lessons which could help inform other schemes; to link the project into other web-based advice and support for CLTs developed by Community Finance Solutions and others.
  9. Draw up a long term business plan based on the above to take the project forward beyond 20014.