

Nolton & Roch CLT AGM



Income	Grants	WCC	£2500
	Donations	NRCC	£750
Expenditure	Membership	NCLT	£150
	Incorporation	FSA	£325
	Website	Lifeseeker	£836.25
	Hall bookings	VHA	£60
	Searches	Welsh Water	£16
	Housing Survey	PLANED	£227.27
	Training courses	various	£248.51
Bank	Opening balance	12/02/20	Nil
	Income received		£3250
	Expenditure		£1863.03
	Closing balance	31/03/22	£1386.97

Nowhere to live locally

- Background
 - too few homes, too expensive
 - largely caused by explosive growth of second homes and homes converted to holiday lets
 - proceeds flow away from area
 - exodus of local people undermines viability of Welsh villages



Affordable housing needed for local people

- CLT formed to create affordable housing
 - cost reduced by sympathetic land purchase
 - heavy subsidy from central government
 - possible subsidy from county council
- Land held in community ownership
 - houses remain affordable in perpetuity



CLT Vision

Our vision for the Community is the improved well-being of residents, through having an adequate supply of affordable, sustainable and attractive housing and better social, recreational and educational amenities.



Progress to date

- First meeting November 2019
- Constituted as Commercial Benefit Society
March 2020 (N&RCLT)
- Conducted housing needs survey April 2020
- Covid!
- Consulted wide range of organisations
- Land and partner identified

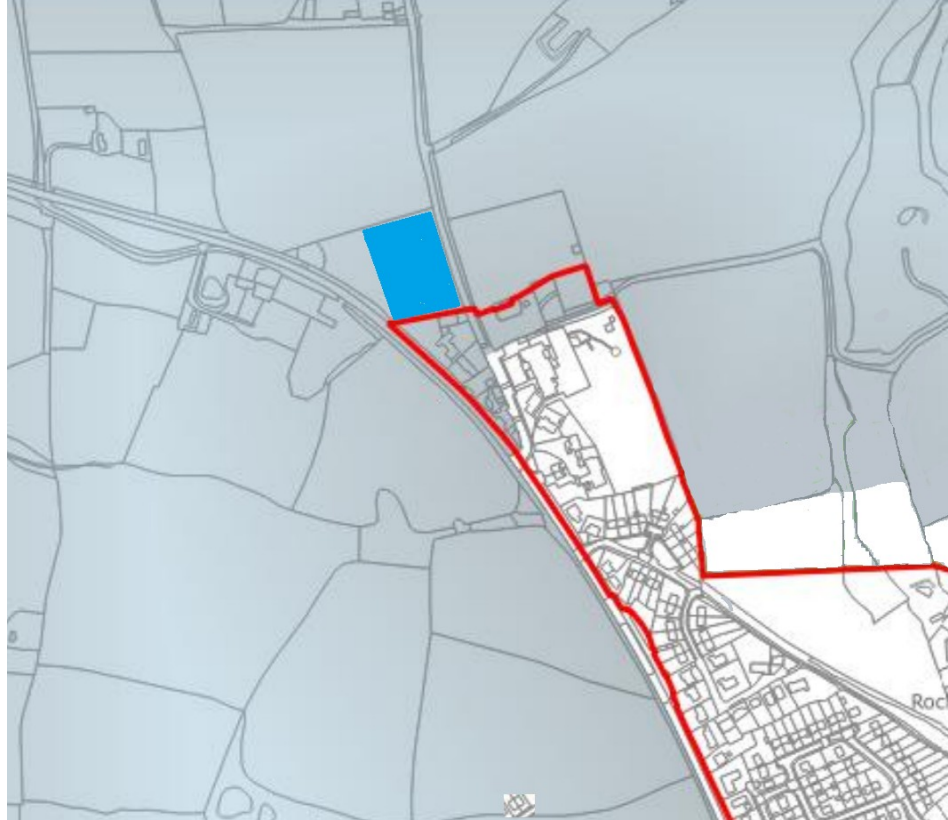


Housing Needs Survey

- Over 120 returned surveys
- 90% support for housing initiative
- 40 households in need of affordable housing
- Mainly 2 and 3 bedroom homes
- Need cheap running costs
- Adaptable for future needs



Favoured plot



Affordable housing – preferred site



Example site layout



Design principle and standards

- Site and individual plots to be generous
- Create “community feel” with shared recreation space
- Modular construction to minimise carbon footprint
- Design will allow for changing family needs
- Houses will be highly insulated
 - Ensure comfort in summer and winter
 - Minimise heating costs
 - Minimise ongoing carbon emission



Business model - a partnership

- Joint scheme with developer (ateb)
 - Design and construction
 - Ownership resides with community (CLT)
 - CLT long lease to ateb for site management
 - Rent, services, maintenance, occupancy
 - Private and grant funded
 - High quality houses, affordable in perpetuity
 - Occupancy - priority for local people



CLT Board skills needed

- Finance
- Communications (marketing)
- IT/Social media
- Legal, Project or Business management
- Construction
 - architect, surveyor, builder
- Enthusiasm for CLT Mission

