

INFORMATION SHEET: CORNWALL COMMUNITY LAND TRUST

Helping the Community take the lead to get homes for locals forever

Cornwall Community Land Trust was set up in 2007 by local people. It is a community-led organisation which works to:

- Establish and support local Community Land Trusts (12 so far in Cornwall); and
- To build permanently affordable homes to meet the long-term needs of Cornish communities.

Cornwall one of the most successful areas for Community Land Trusts (CLTs), part of a movement of over 175 across the country.

Cornwall CLT has helped to build or enable nearly 236 homes to meet local need since it was established.

WHAT IS CORNWALL CLT?

Cornwall CLT is a charitable Community Land Trust and is registered society under the Co-operative and Community Benefit Society Act 2014. It is governed by a Board of volunteers elected by Cornwall CLT's shareholders at each Annual General Meeting. It emerged from a project established by Cornwall Rural Housing Association in 2006 and, after formerly registering, began its first project work in 2008.

What do local Community Land Trusts do?

A CLT is a community-led organisation which provides land and buildings to meet the long term needs of its community. This includes building affordable homes for locals. These have been successfully delivered by local Community Land Trusts in Delabole, Luxulyan, St Minver, St Ewe, Gorran, Pendeen and St Just-in-Roseland. Community Land Trusts don't just meet local housing need. Some have re-opened local pubs, started a community-owned bakery or, like Lands' End Peninsula Community Land Trust, established a community farm (at Bosavern).

Community Land Trusts are practical organisations with a strong track record of delivery: providing long-term and permanent community answers to local concerns and opportunities.

In addition, Cornwall CLT has developed homes for locals where a local CLT could not be set up, in Nancledra, Blisland, St Teath (2 Phases), The Lizard, Blunts, Landrake, Rame (Wendron), Duloe and on the Isles of Scilly.

Who is a CLT for?

Membership of CLTs is open to everyone in the community of benefit (village, parish, town, area); so everyone gets a say on what happens.



What happens to the profits?

All CLTs are “not-for-profit” organisations. Of course any well run body should aim to make a surplus rather than a loss. But surpluses must be reinvested in the local community, instead of being paid as dividends or profit.

What happens when the CLT project is over?

The CLT is a long-term steward of buildings and assets. They hold them in trust for the community so that homes and other assets are available for the whole community forever. This way, it is not just the first generation that reaps the rewards.

What plans has Cornwall CLT for the future?

Cornwall CLT is building on its successful beginnings and has now set an ambitious programme for the future.

Cornwall CLT aims to help more communities build more homes, helping more local families who would otherwise struggle to find an afford a home of their own. Cornwall CLT’s housing projects will be:

- ✓ **Community-led** – the community in the driving seat by either setting up a CLT or driving the project with Cornwall CLT taking the risk on their behalf.
- ✓ **Homes for locals forever** – meeting local housing need in perpetuity.
- ✓ **Homes that provide low-cost living** – aiming for low-carbon homes, slashing the cost of living for residents.
- ✓ **Decent homes with good space standards** – Cornwall CLT is proud to build homes fit for local families; we aspire to have space standards above the nationally described minimum.
- ✓ **Genuinely affordable** – to sell at less than two-thirds of market price and rent never more than four-fifths of market rent.
- ✓ **Working with nature** – working in partnership with Cornwall Wildlife Trust, making sure schemes mitigate environmental impact and, where possible, enhance nature conservation standards.

CONTACT CLT

Cornwall CLT is run by housing and community development professionals – former MP and housing campaigner, Andrew George (Director); Charter Surveyor, Helen Downing (Development Manager); Senior Housing Professional and Chartered Surveyor, Alan Fox (voluntary Company Director); former Senior Planner, Phil Randall (Board Chair) and Development Assistant Jennifer Hawkins.

If you believe that Cornwall CLT can help your community please get in contact:

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**CORNWALL LAND
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www.cornwallclt.org

