

**A Report of the Inaugural Meeting of the  
Longhope Community Land Trust Steering Group  
held on Tuesday 1<sup>st</sup> May 2018**

1. Present

Mike Phelps – Chairman  
Roger Noblett  
Frank James  
Chris Phelps  
Tony Sellwood  
John McCrone  
Peter Johnson  
Bill Reay

Apologies: Andrew Maliphant

2. The Chairman briefly outlined a pathway for setting up a Community Land Trust (CLT) viz:

- **Group** - set up a new steering group, recruit members of the community, agree what we want the CLT to achieve, incorporate and develop a business plan.
- **Site** - find a suitable site, including investigating any potential problems.
- **Plan** - work up a full planning application, with detailed plans for homes and get planning permission.
- **Build** - there are lots of options from building them ourselves, using a local contractor or leaving it to a partner housing association.
- **Live** - once people are living in the homes, we may work as their landlord, or oversee a managing agent or landlord we've partnered with, as well as decide how to use any surplus for the benefit of the community.

3. We agreed:

- To set up a Community Land Trust to contribute to the stock of affordable homes for local people in Longhope.
- 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. To consult with and represent the wider community.
- To secure the permanent protection of the Trust's affordable housing so that it cannot be lost to the commercial market.
- To include sustainability in the design and building of affordable housing and a whole life cost approach to minimise annual energy and maintenance costs.
- To deliver value for money in construction, maintenance and operations.

4. Potential Sites

A number of sites were considered, including Parish Council owned land behind the Latchen Room. The Chairman is to have exploratory talks with some of the landowners.

5. Other matters for consideration next meeting.

- a. Regulations regarding access details to land behind the Latchen Room.
- b. Regulations regarding tax relief on donated land.

6. Date of next meeting.

To be arranged.