

## Helsington Community Land Trust LTD

**HCLT** would like to take the opportunity to comment in relation to the correction of text in paragraph 3.151 through the main modification MMO50, in relation to land opposite The Wheatsheaf –Brigsteer-RN 213.

Helsington Parish Council (PC) initiated a review of Affordable housing need in late 2007. In October 2007 the PC resolved to request a survey and in early 2008 this was conducted by CRHT at the request of the PC and commissioned by South Lakeland District Council.

An Affordable housing sub-committee of the PC was formed in march 2008.

The Housing needs survey identified that 17 households would be in need of affordable homes. The survey also asked the question "Would you object to a small number of new homes in the Parish which would help meet the demands of local people?" 101 responded No, only 16 responded Yes.

The PC sub-committee developed into an independent Community Trust at the proposal of the then Chairman of the PC, Charles Bulman.

Helsington Community Land Trust Limited was registered with The Financial Services Authority as an Industrial and Provident Society on **07 June 2011**.

We would like to comment on the level of community support for the Trust.

Helsington Community Land Trust has 98 fully paid up shareholders and steadily rising. In addition we have a strong following of other community members both past and present who support the Trust and its aims but for personal reasons do not wish to join. Our shareholders fully endorsed the proposed allocation at our AGM in June 2012. Two current Helsington Parish councillors are also Directors of HCLT.

The Community Trust sends a report to every Parish council meeting and maintains a website for information as well as sending Newsletters to every household in the parish.

The Trust has the support of the land owner at Levens Hall Estates who has agreed to the sale of the land at a marginal cost and also the support from The Forestry Commission who currently lease the land. HCLT with support from Housing officers and Parish Liaison officers of South Lakeland District Council and Cumbria Rural Housing Trust have submitted a Business Plan to The Charities Aid Foundation which will provide finance to a planning application. A local architect has been engaged with the remit to ensure the whole community is engaged throughout the development of the proposed plans at the appropriate time.

HCLT have worked with the Parish Council, local land owners, and the community to help identify and bring forward sites for potential Affordable Homes (owned and rented in perpetuity for the Parish of Helsington). The resulting site-RN 213 land opposite The Wheatsheaf is the site put forward as the strongest to be considered.

HCLT consider that the correct solution for its housing needs should be through a community solution. Its aims are simply to maximise affordable housing for locals, allowing those priced out of the market to remain in the Parish and contribute to sustaining the vibrancy of the local community. Our business plan along with Triodos Bank who have an interest in financing the project shows that the site is viable and will deliver more affordable homes than the SLDC policy would normally require.

We are committed to full community engagement and continue to inform the Parish Council at every PC meeting of developments within HCLT in this long and protracted process.

Mike Whelan

Secretary,

Helsington Community Land Trust.