



Environment & Sustainable Communities Committee	Agenda Item Item: Appendix B
12 June 2023	

Community Homes Grant Application Reviews

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Gt. Staunton CLT

Officer review

Gt. Staunton Community Land Trust (GSCLT) received an initial community homes support grant of £4,000 from The National CLT movement in 2019 that funded legal incorporation costs. The grant also funded advice on initial negotiations with the housing association that worked with GSCLT to deliver a scheme.

In March 2023 GSCLT's first scheme was completed and this comprises of 12 homes (9 for social rent and 3 shared ownership). The homes were delivered in partnership with housing association Places for People, and developer Aspen Homes. Places for People are also responsible for managing the new homes.

The application seeks funding of £15,000 to undertake basic site survey, access assessment and ecology surveys for 2 sites and then an overall viability assessment of a preferred site.

GSCLT is working to respond to a neighbourhood plan call for sites exercise being undertaken by Gt. Staughton Parish Council.

The survey activities to be funded will provide an evidence-based approach to identifying and promoting a site to accommodate GSCLT's next scheme and this demonstrates a sound approach to deliverability. It is clear that GSCLT are building on the experience and success of the previous scheme.

It is recommended that the Combined Authority approves the application subject to a requirement that the survey and viability reports to be funded may only be used to promote a site that will incorporate delivery of a community homes development.

Assessment of application to the Cambridgeshire and Peterborough Combined Authority £100K Grant

Name of Applicant: Great Staughton Community Land Trust

Amount Applied for: £15,000

Criteria	Has Criteria been met?	Notes/Comments
Group constituted as a legal body	Yes	Incorporated as a community benefit society
Evidence of deliverability	Yes	1 site completed (The Green, Gt Staughton) with residents moved in. This was a partnership with a housing association. The community is currently undertaking the NP plan process and the CLT would be interested in bringing forward a second site. They have the experience necessary to do this.
Evidence of value for money	Yes	Established group with experience, previous funding allowed the CLT to legally incorporate themselves as a CBS and progress through the community-led housing process to deliver a successful scheme.
Evidence of Strategic fit	Yes	Well supported community project with residents of the CLT scheme at the green being impressed with the quality of the homes delivered. Local people that were not allocated a home are still interested in seeing more homes developed in the same way. Housing Needs Survey and Housing Register data supports further homes are needed at social rent to support community resilience.

Recommendation:	To approve the grant requested for £15,000
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Signature: *J Brame*

Date: 2/5/2023

Jenna Brame, Rural and Community-Led Housing Enabler, Cambridgeshire ACRE

Suvanna Cohousing

Officer review

The applicant received an initial community homes support grant of £4,500 from Cambridge City Council in 2019 that was spent on legal fees, search fees, administration costs, website costs, social activities and workshops.

This recent application to the Combined Authority seeks grant funding of £5,335 that is proposed to fund a financial plan, accountancy services, publicity costs and legal advice.

The application is supported by a draft business plan and an outline land brief that explain the cohousing model and describe a requirement to build 25-40 homes in north-east Cambridge. However, the application fails to include a clear and deliverable plan to undertake pre-development work that will progress to housing development as required by the deliverability assessment criteria.

The activities that the funding is intended to support are considered to be the type of activities that would usually be supported by a start-up grant, and the application does not demonstrate how these activities will progress to a deliverable scheme.

Officers consider that the application fails to comply with necessary grant assessment criteria on the grounds of deliverability, so it is recommended that the application for grant funding is declined.

Assessment of application to the Cambridgeshire and Peterborough Combined Authority £100K Grant

Name of Applicant: Suvana Cohousing LTD

Amount Applied for: £5,335

Criteria	Has Criteria been met?	Notes/Comments
Group constituted as a legal body	Yes	Incorporated as a company limited by guarantee. Funding requested in application is to ensure this model is still working towards their aims. It will also support the nuances of being registered as a company limited by guarantee such as tax implications, financial reporting and considerations that may need to be taken as the group progresses.
Evidence of deliverability	Yes	The group has a good leading committee which has a variety of skills and expertise required to carry the project. This includes finance professionals, marketing specialists and those with some experience of the housing sector. The group are in their land search stage but wanting to be located within Cambridge has been prohibitive due to costs and competition.
Evidence of value for money	Yes	Received the £5k start up grant from the CPCA which has led their project to where they are today. Further funding will be used to strengthen their cause by recruiting further membership. The group are working towards securing land despite this being challenging in the current economic climate.
Evidence of Strategic fit	Yes	Working closely with the Buddhist community in Cambridge including the Windhorse Trust. They are also working with the wider Buddhist community to identify housing need and further membership. This is appropriate community engagement for a cohousing group as they form an intentional community with united values.

Recommendation:	To approve the grant requested for £5,335
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Signature: *J Brame*

Date: 2/5/2023

Jenna Brame, Rural and Community-Led Housing Enabler, Cambridgeshire ACRE

It Takes A City – Hills Avenue, Cambridge

Officer review

It Takes A City Community Land Trust (ITAC) secured a MHCLG Community Homes support grant of £3,850 in 2020 to fund national CLT network membership, model rules, FCA fees, incorporation, website, community engagement, trustee training, and development and consultancy/legal fees.

ITAC have worked with Cambridge City Council to develop a list of 20 possible sites for modular housing schemes including the proposed scheme.

ITAC have applied for a grant of £57,494 to support delivery of 4 modular homes for homeless people at Hills Avenue, Cambridge.

The freehold of the site is owned by Cambridge City Council and ITAC hope to agree terms to acquire a ten-year lease of the site from the Council for the proposed use.

A planning application has been submitted but at the time of writing the report the planning application had not been determined.

ITAC have also secured a grant of £100,000 from the John Apthorp charity to develop modular home schemes for the homeless. This is earmarked for construction work at Hills Avenue on confirmation of receiving planning consent and has yet to be spent.

The application seeks to fund the following activities:

- Planning advice - £5,000
- Planning fees - £494
- Discharging conditions and obligations - £2,000
- Legal advice on the site lease - £1,000
- Accountancy advice on VAT - £1,500
- Legal advice on the agreement with the modular homes provider - £2,500
- Funding for site external works – Paths, fencing, landscaping, planting, bin and bike stores, lighting etc. - £30,000
- Shortfall in production costs for the four modular homes - £15,000

The applicant intends to develop a site to be leased for 10 years, and this fails to comply with the requirement to legally protect the benefits of the scheme in perpetuity and the presumption that the community group or organisation will take a long-term formal role in the ownership, stewardship, or management of the homes.

It is recommended that the Combined Authority declines the grant application because it fails to comply with the definition of community led housing as specified within the grant assessment criteria approved by the Combined Authority.

Assessment of application to the Cambridgeshire and Peterborough Combined Authority £100K Grant

Name of Applicant: It Takes A City Community Land Trust

Amount Applied for: £57,494

Criteria	Has Criteria been met?	Notes/Comments
Group constituted as a legal body	Yes	Incorporated as a community benefit society
Evidence of deliverability	Yes	1 site in the planning process with the potential to be complete by the end of the year. 2 further sites with well established plans in the pipeline.
Evidence of value for money	Yes	Existing charity already working towards addressing the issue of homelessness in Cambridgeshire, the modular home projects are a natural extension of this. The home meets the need for a transition home between rough sleeping and reintegrating into community. Previous funding has been well used to establish the group and get them to the point of being able to develop homes.
Evidence of Strategic fit	Yes	Well established project with the ability to meet the needs of the rough sleeping community in Cambridge. It will address the housing needs of an identified group. Consideration has been given to the wider community, utilising sites that are not currently used by the community and will provide a good temporary home for modular units. Thought has been spared to ensure that the modular homes fit within their community and are aesthetically pleasing. The project is also supported by Cambridge City Council as a good and welcomed addition to the range of solutions provide to help those facing rough sleeping and homelessness

Recommendation:	To approve the grant requested for £57,494
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Signature: *J Brame*

Date: 2/5/2023

Jenna Brame, Rural and Community-Led Housing Enabler, Cambridgeshire ACRE

It Takes A City – Fen Ditton, Cambridge

Officer review

It Takes A City Community Land Trust (ITAC) secured a MHCLG Community Homes support grant of £3,850 in 2020 to fund national CLT network membership, model rules, FCA fees, incorporation, website, community engagement, trustee training, and development and consultancy/legal fees.

The proposal is to provide ten (or more) modular homes on land in Fen Ditton that is owned by Ely Diocese. ITAC claims to have an agreement in principle to use the land for at least five years subject to receiving a satisfactory response to pre-planning application enquiries from the Local Planning Authority.

The grant application is to fund the following estimated pre-development costs, none of which have been discussed with suppliers:

Pre-planning application stage:

- Pre-app enquiry fee - £960
- Planning advice - £5,000
- Outline layouts and designs - £3,000
- Ecological assessment - £1,200

Planning application stage

- Full application ▪ Planning fee - £494
- Planning advice - £0 (included in above)
- Detailing of layouts and designs - £3,000
- Investigations, surveys and reports - £5,000
- Foul water, drainage, water and electricity supply designs and plans - £10,000
- Legal advice on site lease - £1,000

Overall total - £29,654

Following favourable pre-application enquiries ITAC would need to secure contractual ability to use the land before submitting a full planning application and proposes to seek a 5-year lease from the freeholder.

The applicant intends to develop a site to be leased for 5 years, and this fails to comply with the requirement to legally protect the benefits of the scheme in perpetuity and the presumption that the community group or organisation will take a long-term formal role in the ownership, stewardship, or management of the homes.

It is recommended that the Combined Authority declines the grant application because the proposal fails to comply with the definition of community led housing as specified within the grant assessment criteria approved by the Combined Authority.

Assessment of application to the Cambridgeshire and Peterborough Combined Authority £100K Grant

Name of Applicant: It Takes A City Community Land Trust

Amount Applied for: £29,654

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Evidence of deliverability	Yes	1 site in the planning process with the potential to be complete by the end of the year. 2 further sites with well established plans in the pipeline.
Evidence of value for money	Yes	Existing charity already working towards addressing the issue of homelessness in Cambridgeshire, the modular home projects are a natural extension of this. The home meets the need for a transition home between rough sleeping and reintegrating into community. Previous funding has been well used to establish the group and get them to the point of being able to develop homes.
Evidence of Strategic fit	Yes	Well established project with the ability to meet the needs of the rough sleeping community in Cambridge. It will address the housing needs of an identified group. Consideration has been given to the wider community, utilising sites that are not currently used by the community and will provide a good temporary home for modular units. Thought has been spared to ensure that the modular homes fit within their community and are aesthetically pleasing. The project is also supported by Cambridge City Council as a good and welcomed addition to the range of solutions provide to help those facing rough sleeping and homelessness

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Jenna Brame, Rural and Community-Led Housing Enabler, Cambridgeshire ACRE