



**CAMBRIDGESHIRE  
& PETERBOROUGH**  
COMBINED AUTHORITY

**JAMES PALMER**  
CAMBRIDGESHIRE &  
PETERBOROUGH MAYOR

# **COMMUNITY LAND TRUST SET-UP GRANT AND APPLICATION FORM**

The set-up grant of up to £5,000 is intended to provide steering groups or other appropriate community-based organisations with funding to pay for the professional fees and technical costs that are associated with the legal set-up for a local Community Land Trust (CLT), and contribute toward the costs of the basic community engagement activities that are essential to build local support and towards developing a business plan.

To be considered for a set-up grant the steering group/community based organisation should ideally meet the following key criteria:

1. The applicant group/organisation should have either a bank account or the means to administer the grant funds on their behalf
2. The applicant group/organisation must be representative of the community, with an open democratic membership structure
3. The applicant group/organisation must be clear about the community that it has been established to serve, with a clear vision for the type of CLT they wish to set-up and a description of the project
4. The applicant group/organisation's proposed project must contain an element of affordable housing
5. Any assets that are to be retained by the CLT in the long-term are expected to be permanently affordable for local people on local wages
6. The organisation must intend to provide evidence of meaningful public engagement and that the proposed project that requires funding has general community support
7. The project will need evidence of the backing of the wider community e.g. local planning authority

### **Supporting documents**

All applications will need to be on a CPCA CLT set-up grant application form. Any supporting documentation such as a vision or mission statement, evidence of need, letter of support etc will help the application process.

### **Application process**

Interested applicants should make contact in the first instance with the Community Housing Programme Manager for the Combined Authority who will review the project information and carry out the necessary due diligence to ensure the project is suitable. The Community Housing Programme Manager will then submit the application, with a recommendation, to the Combined Authority Housing & Communities Committee for decision. The decision of the Housing & Communities Committee will be final.

If a grant is approved by the Housing & Communities Committee then a grant offer letter will be issued within 14 days of the decision. Funds will be released to the applicant once any grant offer conditions have been met and the applicant has signed and returned the offer letter.

### **Reporting**

It will be a condition of the grant that applicants report regularly on project performance at least quarterly according to a pre-agreed timetable. Such reporting will include evidence of expenditure.

ABOUT YOUR ORGANISATION	
Organisation name (if known):	Rebel Acres – Intentional Community
Name of contact:	Anna Bunten / Gail Thomas Title:
Position held:	Coordinators of the Rebel Acres Leadership group
Organisation address:	Correspondence address (if different):
[REDACTED]	
	Postcode:
Telephone:	Contact telephone:
Email address:	
Does your organisation already have a bank account (delete as applicable)? <i>Note: if there is a bank account, please supply a copy of the latest statement</i>	No
If no bank account, is there another local organisation, such as a Parish or Town Council that could hold and administer the grants funds on your behalf? If so, please give details below:	
Local non profit organisation Bank:  [REDACTED]	

<b>In which geographical area do you wish to set-up your organisation?</b>	
Outskirts of Peterborough / Outskirts of villages within 30 minutes of Peterborough.	
<b>How many people are currently involved?</b> 15 people (plus children) / 9 households.	
<b>Please list the names and give brief details of your working group, so far as it is established (e.g. 'local resident', 'Parish Councillor', 'Local Authority Representative').</b>	
Muneer Hassan	Father. Operations Director, Partner Land surveying & Civil engineering industry. Musician
Lucy Hassan	Midwife
Alice Lynch	Mother. Artist, illustrator and small business owner
Gail Thomas	Mother. Local business owner and employer for twenty years. Financial strategy coach
Benny Turner	Father. Founder of Beat This CIC community music creation and therapy. Musician.
Mandy Turner	Mother. Council Community Development Officer.
Ollie Bullen	Computer Programmer, software development.
Kim Coley	Founder of Soul Happy - Wellbeing & Sustainability projects, Soul Happy Eco Shop & Zero Waste Pantry. Therapist, Mental Health Workshops, & Events. Allotmenteer.
Ian Tennant	Founder of Thrive & Enjoy Health Coaching & Therapy. Local Author. Allotmenteer.
Anna Bunten	Nurse Partner, local GP Practice. Social Prescribing Lead. Allotmenteer

Miles Buntin	Local decorator, handyman. Musician
James Butler	Father. Local business owner re-conditioning and upcycling PCs. Musician
Isobel Butler	Mother. Teacher, currently works in PC upcycling business
Curtis Mason	Local Estate agent
Joe Horne	Pension provider call centre operative. Musician
<b>Signature of person responsible for set-up grant application:</b>	
	

**What is your vision for your organisation?**

*The vision will explain the long-term changes that you expect to achieve through the work of your organisation.*

We are a co-housing community with a shared vision for living in way that increases connectivity, the spirit of looking out for one another and is environmentally conscious.

Intentionally designed to encourage compassionate interaction between the natural environment and residents, valuing sufficiency, cooperation and sharing, as tools for cultural change and community empowerment.

Nine households coming together in a community-led initiative: sharing time, skills and resources in a carbon neutral, self-sustaining, open source community.

The model facilitates security of tenure for all, with those who 'have' enabling those who 'haven't' to participate.

Our community vision adopts permaculture principles, including land stewardship, biodiversity-based food growth and community facilities. We are confident this will provide opportunities for employment and social prescribing as a replicable model for others to emulate.

**We will adopt a permaculture approach to regenerative living that highlights individual and community responsibility for each other and the natural world:**

**Earth Care. People Care. Fair Share.**

We value reflecting and learning – following a cycle of action, regroup, embed and planning for more action.

We want to reach out beyond our small community to develop meaningful connections, sharing skills and resources.

We have a holistic view of health and wellbeing, which is based in ecology, and the interconnectedness of all life.

Our mission – is to be more of the change we wish to see in the world. Through our own lifestyle, community and land stewardship to confidently have a positive effect on the land and community, have proven measurements of social, environmental, carbon, health and mental health improvements and impacts, creating a blue print, best practice documents, tours and experiences to show many others.

**What type of organisation do you want to set-up (e.g. Community Land Trust, Co-operative)?**

Land Cooperative

**Why do you think this is the most appropriate legal model for what you want to do?**

Cooperatives are based on the values of self-help, self-responsibility, democracy, equality, equity, and solidarity. Cooperative members believe in the ethical values of honesty, openness, social responsibility and caring for others. These values resonate with our community values and aspirations.

**Is the proposal for this organisation an outcome from Neighbourhood Planning?**

No.

## ABOUT YOUR PROJECT

### Please describe your project.

*It would be useful to know what type of community assets you want to create (e.g. houses, workspaces, open space etc), and the scale of your project, i.e. how many properties you hope to build in the current scheme?*

We are bringing nine households of like-minded people together in a community-led initiative: sharing time, skills and resources in a carbon neutral, self-sustaining, open source community.

The model facilitates security of tenure for all, with those who 'have' enabling those who 'haven't' to participate.

Community vision adopts permaculture principles, including land stewardship, biodiversity-based food growth and community facilities, with opportunities for employment and social prescribing as a replicable model for others to emulate.

O U R  G O A L S	 Health and happiness	Build a community hub which can support health, wellbeing & social prescribing activities e.g. wellbeing retreats, gardening, music therapy, nature walks, vegan meals
	 Equity and local economy	Community investment to support affordable housing with shared resources in common - moving from the economics of competition to collaboration, maximising on social capital.
	 Culture and community	Research, implement, reflect & adapt: Learn, grow, share. Using active listening & consensus decision making. Building inclusive spaces that welcome diversity.
	 Land and nature	Using permaculture methods as a framework for sustainable living – sequestering carbon through the soil, actively seeking to increase biodiversity & nature regeneration.
	 Sustainable water	Recognise the value of water, collect, store & use it wisely.
	 Local and sustainable food	Develop a market garden providing healthy organic food for the local community. Build opportunities for food & skills sharing & build employment opportunities.
	 Travel and transport	Growing food to reduce field to fork transportation. Encourage active lifestyles, car sharing & use of public transport.
	 Materials and products	De-growth reducing individual consumption, benefiting from shared facilities & natural spaces; community wealth & resources in common. Eco-building employment & education.
	 Zero waste	Valuing materials and resources, mending, recycling & upcycling: valuing each stage of a products lifecycle. Composting & returning nutrients to the soil.
	 Zero carbon energy	Low impact housing, such as Passivhaus & Hempcrete to reduce carbon emissions & sequester carbon. Maximising renewable sources of energy & energy storage.

One Planet Living Goals

### Approximately how many affordable homes are you looking to deliver? Are there any other types of homes you are looking to deliver (e.g. market housing, homes for older people, starter homes)?

9 self-build co-housing type homes :

- Starter homes / First time buyers / housing options to offer those that 'haven't' to participate – at least 3 houses
- Modest houses for those already in housing - 6 modest houses – self-build model to enable below market cost in creation
- If we had the means e.g. necessary resource, planning and consent, we wish to create a space for homes for older people and more affordable homes as a longer term goal.

### Are there any other community assets or amenities (eg. open space, workspaces, community facilities) that you are looking to deliver? If so, please give details.

As this is a co-housing initiative, the build will involve a community hub, laundry and workshops for gardening, arts and music. The community hub will be a unique space where a broad range of educational workshops and activities will provide a huge benefit to the local and wider community. These will be primarily for the eco-village community but will be additionally be employed for the

purpose community outreach.

**Have you carried out any local needs surveys, such as a housing need survey?**

No

**What were the results? If you have not carried out any surveys how do you know there is a need for your project?**

There is a need to demonstrate different and more sustainable ways of living and housing to address the Climate & Ecological Emergency and to achieve Peterborough City Council & the Governments Net Zero ambitions.

Ecovillages acting as experimental community models have the potential to help move society towards sustainability by developing alternative solutions for sustainable living. Their contribution is through the power of example, demonstrating successful alternative systems that can be replicated at higher scales through the broader community. Indeed, ecovillages are viewed as necessary elements in the establishment of eco-municipalities to provide experimental nodes for diffusion of sustainability to the wider community (Dawson 2013; James and Lahti 2004). This is the premise of prefiguring. The ecovillage movement has a significant role to play in helping society move towards sustainability. Countercultural values, such as protecting the environment, authenticity, communal living, and personal growth, that are embraced by ecovillages have become more accepted in the mainstream thus giving more credence to the ecovillage movement (Meijering 2012 in Andreas and Wagner 2012).

There are local and national environmental, carbon and resource efficiency targets that are needed to be achieved, for example:

**From the Gov.uk website:**

“The Prime Minister has today (Friday 4 December 2020) announced a new ambitious target to reduce the UK’s emissions by at least 68% by 2030, compared to 1990 levels.

Recognising the urgency to go further to tackle climate change, the UK’s new target to reduce greenhouse gas emissions – our Nationally Determined Contribution ( ) under the Paris Climate Agreement – is among the highest in the world and commits the UK to cutting emissions at the fastest rate of any major economy so far.”

“The community-led approach to house building galvanises local support and is driven by the commitment and energy of the very individuals and communities that it will benefit. This local support means that this sector is able to deliver locally affordable new homes in places and on sites where commercial speculative house builders cannot. As a result of the close engagement

and creativity of local people, the community-led model typically delivers high design quality, high standards of construction and energy efficiency, and uses progressive, innovative building techniques. It supports the smaller house building companies and helps sustain the local economy by providing homes that are affordable at local incomes. For all of these reasons, the Government wishes to see the community-led house building sector grow.” (UKGov.uk 2021).

**References:**

Andreas, Marcus, and Felix Wagner. 2012. Realizing utopia: ecovillage endeavours and academic approaches. RCC Perspectives 8 (December).

Dawson, Jonathan. n.d. The ecovillage dream takes shape.

[http://www.gaia.org/mediafiles/gaia/resources/JDawson\\_EcovillageDream.pdf](http://www.gaia.org/mediafiles/gaia/resources/JDawson_EcovillageDream.pdf): Online [accessed May 2021]

James, Sarah, and Torbjörn Lahti. 2004. The Natural Step for communities: how cities and towns can change to sustainable practices. Gabriola: New Society Publishers.

UKGov.uk. 2021. <https://www.gov.uk/government/news/uk-sets-ambitious-new-climate-target-ahead-of-un-summit>: Online [accessed May 2021]

UKGov.uk 2021. <https://www.gov.uk/government/publications/community-housing-fund-prospectus/community-housing-fund-prospectus-accessible-version> Online [accessed May 2021]

**Other than the surveys have you directly engaged or informed your local community about your plans? If yes, how did you do this?**

We are currently searching for land and intend to reach out to the local community and Parish Council to integrate with the wider community.

**Do you have any land identified? Is this land secured in any way?**

Land options in Peterborough, Cambridgeshire and Huntingdonshire have been identified, however, none have been secured as yet.

**Who will directly benefit from your project (e.g. who will use or occupy the assets / properties)?**

- Initially residents will be direct beneficiaries but the project will create employment opportunities for local tradesman and apprentices to support the build phase  
In the second community building phase there is an intention for the project to have potential benefit to the following groups:
- Local and regional Communities and community groups

- Visitors looking for information and best practices on sustainable and intentional communities.
- Other intentional communities – sharing best practices.
- Volunteers / Woofers
- People wanting to learn more about growing, sustainability and upcycling etc.
- Unemployed people and people receiving Universal credit looking to build confidence and/or be upskilled.
- Children, youth groups and schools.
- Local and regional business team building days and CSR initiatives.
- Local and regional mental health & wellbeing partnerships.

**How will you select the occupants of any housing that you plan to build?**

A core group formed from Environmentally conscious groups in Peterborough, with an ambition to create a solution-based planet friendly project. The Ecovillage project was shared openly with members of the community and a number came together to form the ecovillage vision, purpose and model. From this group 9 households have verbally committed to the project and are engaged in project development.

**Will the properties you intend to build be constructed using local materials or sustainable building techniques?**

*Answering no to this question will not necessarily affect our decision to offer you a grant*

Yes – where possible we will want to build the houses out of sustainable materials working with local, regional and best practice innovative suppliers. We strive to support and develop healthy supply chains too.

- Triple glazing,
- Thicker than average wall insulation
- Loft insulation using sustainable materials
- Solar Powered and solar storage.
- Solar Water heating.
- Rainwater harvesting and collection.
- Grey water use (stores rainwater for toilet flushing etc).
- Ground source heat pumps.
- PassiveHaus systems for efficient heating and cooling without excess need for energy generation.
- Communal/site electric charging station (for residents and visitors electric cars and eco products).
- Means for residents to measure, monitor and report their own resource use and impacts.
- Explore concepts such as **straw bale** housing, Hempcrete and Earthship and work to a solution with is sustainable and fitting with its environment.

**What do you want to achieve in the short-term (i.e. within next 6 months)?**

**Finalise Housing Cooperative and establish (May 2021)**

- Set up bank account and deposit funds (May 2021)
- Find land and listen, secure initial advice design and planning (2021)

**What are your plans for the medium-term (i.e. 6 months to 3 years)?**

- Purchase / Acquire land (2021)
- Design & gain planning (2021)
- Start build (2021/2)
- Re-wilding, growing begins (2021/2)
- Homestead established (2022/3)
- Enterprise and broader community (2023-)

**What are your plans for the long-term (i.e. once the current project has been completed)?**

- Develop the community
- Refine our growing and non-profit enterprise capabilities
- Continue to develop collaborations, investments, and partnerships
  
- Develop courses and workshops to educate and inspire and upskill
  
- Create a blue print to be able to help other build communities
- Tour and share the land with others
- Outreach to other local, regional and national sites to support and develop standards and share lessons learnt, and best practices.
  
- Calculate and continually improve social impacts
- Calculate and continually improve carbon impact – to strive for a carbon neutral and then carbon positive community

**ABOUT YOU****Why are you the right people to lead this project?**

We are a dedicated group of local residents, with a rich diversity of skills and experiences in leading businesses, projects and community initiatives. We are aligned and committed to achieving our collective vision. Collectively we understand the gravity of the Climate and Ecological Emergency and the need for deep adaptations, in order to build community resilience, health & wellbeing. We are committed to this cause, for this reason we are prepared to dedicate a large percentage of our time, skills and life to this project and way of living.

We understand the positive impacts of sustainable living and want to share that with others through being the change we wish to see in the world.

We are aware of the 17 sustainable development goals and 1 planet living themes, diversity and inclusion best practices, we want to continue learning and embodying these within what we do and achieve better standards for sustainable living, cradle to cradle products and systems, strive to live

within our means, produce less waste, and have measured social impacts and carbon footprint measurements to show evidence in doing so.

We value reflecting and learning and actively seeking to collaborate with those who have expertise and can offer guidance.

**What skills do you have?**

- Project Managers.
- Financial and entrepreneurship expertise.
- Media & Marketing skills experience.
- Sales and commercial skills experience.
- Building trade.
- Childcare and education expertise, including a qualified teacher.
- Computer programming and web designer.
- Health and wellbeing expertise, including , Nurse Practitioner, Midwife, Wellbeing Coach
- Environmental and sustainability knowledge, skills and expertise.
- Visual artists and musicians.
- Growers, allotment holding, market gardening, land stewardship.
- Non-violent communication and consensus decision – making and conflict resolution practices.
- A strong sense of responsibility.

**What skills are you missing and how will you acquire them?**

- House building, we have a mix of house building and maintenance experience in the group but will seek assistance from local builders and traders as needed. Local builder Richard Hall who has expressed an interest in support community members to build their homes.
- Planning permission expertise – will work with Community Housing Program Manager, Emily Mulvany and her team.

**Do you have the support of other individuals or organisations? If so, please outline (e.g. 'local authority', 'parish council', 'regional CLT Umbrella'):**

Emily Mulvany – Community Housing Program manager, C&P Combined Authority

Jenna Brame – Rural and Community-Led Housing Development Officer, Cambridgeshire ACRE

John Mills – Planning Consultant

Blase Lambert – CEO Confederation of Cooperative Housing

Julia Bennet - Architect specialising in natural building and materials, low carbon, building physics, retrofit, Passivhaus and more.

Paul Bourgeois – Head of Sustainability at Greater Cambridge Greater Peterborough Enterprise Partnership, Industrial Lead Anglia Ruskin University

Alex Templeton – UK Community Works, Eastern New Energy Project support

**How did you hear about the Community-Led Housing grant fund?**

Community Housing Program Manager, Emily Mulvany

**Please let us know if there is anything else you would like us to know about your project:**