

Selecting an appropriate legal structure for CLTs

Alison Ward and Dominic Acland



Wessex Community Land
Trust Project

Housing & Regeneration Act 2008

A Community Land Trust is a corporate body which:

1) is established for the express purpose of furthering the social, economic and environmental interests of a local community by acquiring and managing land and other assets in order -

- to provide benefit to the local community*
- to ensure that the assets are not sold or developed except in a manner which the trust's members think benefits the local community*

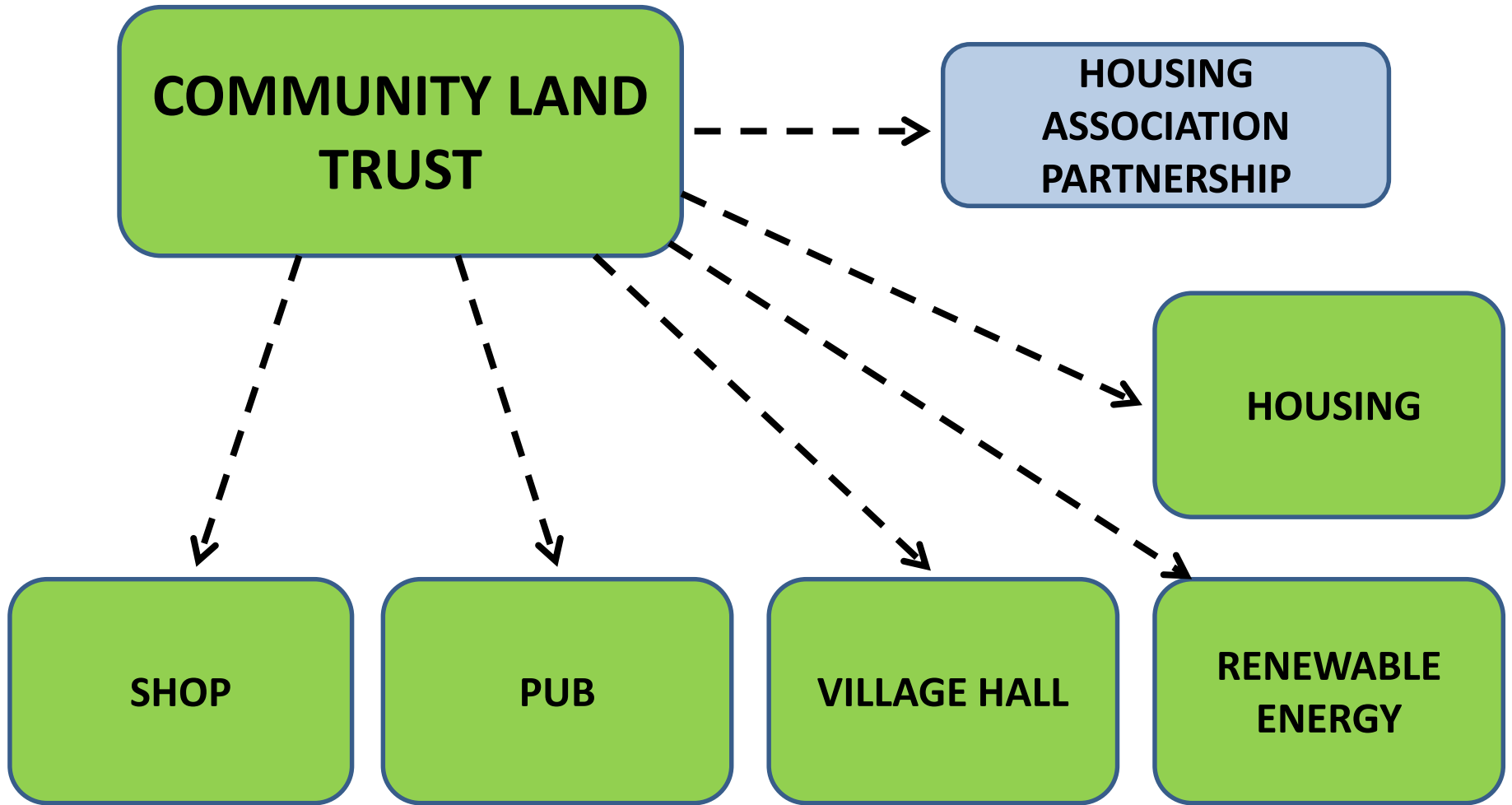
2) is established under arrangements which are expressly designed to ensure that:

- any profits from its activities will be used to benefit the local community (otherwise than by being paid directly to members)*
- individuals who live or work in the specified area have the opportunity to become members of the trust (whether or not others can also become members)*
- the members of a trust control it.*

The Principles of Community Land Trusts

- Wide community benefit
- Affordable housing for local people
- Affordability in perpetuity
- Local people in control of decision making
- Community integrally involved in the ownership, stewardship and management of assets
- Openness, accountability and transparency

CLT Activities?





torrshydro
NEW MILLS

the UK's first **community owned** hydropower scheme



Community-owned shops, P.O.'s, cafes



Cumbria: community-owned pub



Activities in Parracombe

- Homes
- Shop
- Hall
- Other community assets?

How will projects be funded?

- Grants and donations
- Loans
- Community shares
- Income from other projects

Potential structure with a charitable trust

