

Patterdale Parish Community Land Trust (CLT) AGM

2nd December 2019 at 7pm, Glenridding Public Hall

Chairs Report

As this is my first report as Chair of Patterdale Parish CLT I thought it would be useful to report a summary of our progress so far, not just the events of the last year.

Our housing group was first loosely formed in 2012 following a public meeting held to discuss a local lettings policy for the properties in the village owned by Eden Housing Association, which was formally adopted in 2013 and now gives priority for lettings to people in the parish.

In 2015 the Ullswater Valley Local plan identified Affordable housing as an issue that the local community wanted to do something about. Around 50% of the properties in the Parish are now holiday lets or second homes. The average household income for the parish is just over £36000 (though most people earn below £20,000), and the average house price is £359,000, meaning that the house prices are 9.8 times the mean annual household income.

We engaged our local community housing adviser Andy Lloyd and through funding from the National CLT network, he was able to support us in officially becoming a CLT and guide us through the next steps, which for us was a housing needs survey and finding possible sites.

In early 2017 we met LDNPA's planners and walked around the parish to identify possible sites, and this coincided with the review of their Local Plan as well. The public were asked for suggestions of sites, and for the Local Plan consultation 2 sites were identified as suitable and available for sale (see list of sites). We also discussed with other local landowners about the availability of sites.

At the end of 2017 we worked with EDC to secure funding and support to produce and distribute a housing needs survey for the parish. This was distributed at the beginning of March 2018. We had a great return rate of 48% and of the 109 surveys returned, 25 respondents stated they were in need of affordable housing and needed to move within 5 years, and 7 stated they needed housing now. The preferred tenure was for 2 bedroomed properties and mostly needed for young people and small families.

As we now had evidence of need, the group decided that one of the best ways to progress would be to use a development lease model in partnership with a housing association. This way our CLT would always own the land and we could ensure the properties would never be sold. During 2018 we wrote to 3 local housing associations, Home Housing, Two Castles and Eden Housing Association (EHA), inviting them to work with us on the possible project. EHA were the only ones to show an interest, and we have worked closely with them. If the project goes ahead they will buy the lease off the CLT and develop and manage the properties. With grant funding from the Community housing fund they will also carry out the pre planning works on behalf of the CLT, which included obtaining draft architect drawings.

As owners of the site, the LDNPA have also been involved in discussions about how the project would develop, and they have done their own public consultation which is to be reported on and taken to their executive committee in February for a decision about selling the land to the CLT.

We became incorporated as a noncharitable Community Benefit Society in June 2019 and are registered with the Financial Conduct Authority. We currently have 9 board members, and are actively recruiting members. The parish council are currently our fund holders but we are in the process of setting up our own bank account.

Throughout this time we have kept the community informed by feeding back about the progress of the CLT at the parish council meetings, articles in the Together magazines, community email, a Facebook page (Ullswater Affordable Housing), and are in the process of developing a website with funding provided from the national CLT network. I spoke at a community housing event at Rheged in July, telling our story and why we need affordable, local housing in our communities. We also held the consultation evening in October with representatives from EHA, EDC, LDNPA and architects present to discuss the project, and had a great turn out from the public.

Here we are at our first AGM, there has been a lot of work and effort gone into getting us this far by everyone on the board, and I thank you all for your continued support and enthusiasm for the work of the CLT and our aims and objectives: provision of affordable, local occupancy housing in perpetuity for the people of our community. We have had great support from the local community as well, and I hope we will be able to keep working together for the benefit of the future of our community.

The Lake district is a very special and unique place with a unique dialect, culture and history. With the loss of local permanent communities, you don't only lose those things used by them, such as schools, shops, and local services; you lose the local culture, dialect and knowledge of our history. The children never learn about the history of their landscape and community for them to pass on the knowledge to their children, they don't get to hear the dialect spoken amongst the hill farmers, or listen to the stories and banter about folk and places when sat in the local pub or at a village gathering.