

Why a Community Land Trust Approach

Will allow community control over

Development – Number of houses & design appropriateness to match character of our village

Local occupancy criteria – Links to our community are a first priority

Development of rented, shared ownership and self-build all covered by a Section 106 Local Occupancy Agreement.

Ensures rented & shared ownership properties remain in perpetuity for the benefit of our community

LCT Constitution

Details our objectives as follows

As stated within the constitution of LCT, our objects are as follows:-

... the support or promotion of any charitable purpose for the benefit of the community in the area of the Lyvennet Valley incorporating the parishes of Crosby Ravensworth and King's Meaburn (the 'area of benefit') and any or all of the following :-

The provision of affordable housing for those in local need

The advancement of citizenship or community development;

The advancement of environmental protection or improvement;

The relief of those in need by reason of youth, age, ill health, disability, financial hardship or other disadvantage;

Other purposes recognised as charitable under the existing law and any new purposes which are similar to another prescribed purpose

Update @ 20 November 2009

The Lyvennet Community Trust (LCT) is a registered company

We have a Charity Commission application pending to become a registered charity

We have a web domain HYPERLINK "<http://www.lyvennetcommunitytrust.org.uk>"

www.lyvennetcommunitytrust.org.uk The site content is under development

We have received funding from

Parish Council £1000

Tudor Trust £2500

We have identified over 24 sites in Crosby Ravensworth and Maulds Meaburn, which would receive favourable support from Eden planners for affordable housing.

We are currently focusing on the Marshalls Stoneworks site in Crosby Ravensworth and have

Held preliminary discussions with the owners

Obtained budget costings for site clearance & new infrastructure
Are finalising our financial model

Our aim for the site is to

Clear the site and construct the site infrastructure – roads, drainage etc

Sell 6 / 8 plots to self builders – all with local occupancy requirements

Initially build 6 / 8 homes for rent and shared ownership

Build a further 2 / 4 homes as the demand requires

Our £400k Big Lottery bid was unsuccessful – 187 villages applied for the 6 awards

We have in principle agreement from the Governments Homes & Communities Agency for
£50-£60k of funding per affordable rented home

We have the full support of

Cumbria Rural Housing Trust

Eden District Council

We have a business plan around 75% complete – this will be required for funding

We are in the process of finalising a partnership with a Housing Association

We have further charitable funding applications pending

We need your support

By signing up as a Member of the Lyvennet Community Trust you will

Help us to demonstrate the local community support

Allow us to keep you updated on progress more regularly

Application Forms

These are available from any of the LCT group detailed overleaf