



**GREEN  
PRINT**

## Open Forum

To start a discussion on how we can help tackle our communities hidden needs through housing in an environmentally sustainable way.

# Agenda



7.05pm to 7.15pm – Welcome,  
Deborah Wargate, Environmental Sustainability Officer, SCDC and WDC

7.15pm to 7.35pm – Hidden Needs  
Jack O’Sullivan, SCDC Housing Enabling Officer

7.35pm to 8.10pm – Community Land Trusts  
Debbie Wildridge, Head of Community Land Trust

8.10pm to 8.25pm Break

8.25pm to 8.55pm open floor discussion  
led by Deborah Wargate

8.55pm to 9pm close

9pm to 9.30pm Follow on chats, sign ups and out



## May edition

Hot weather, the dawn chorus at its best, swifts on the wing and new members (welcome) it must be May. It has been a tough month for some and our thoughts and well wishes are with all suffering losses and hardships.

## Updates



East Suffolk House now has 12 nest boxes (one with a sound system, some with feathers) thanks to the encouragement of Greenprint Forum members and councillors. We were very fortunate to have experienced ornithologist Edward Jackson, Save our Suffolk Swifts, advising us and giving significant help on the day of install.

Swifts are, like many of our species, in need of our help to recover. Providing space for them within our buildings by ensuring we do not block existing nest sites and putting in nesting sites where the location is right is one thing that we can all do. Another is enjoy spotting and recording them.

[www.sogonline.org.uk/sos-swifts-latest-event-dates-2017/](http://www.sogonline.org.uk/sos-swifts-latest-event-dates-2017/)

Our Environmental Careers Guide continues to be circulated as a useful prompt for careers advisors and people who are looking at green careers. If you would like a copy please email a request to [greenissues@eastsoffolk.gov.uk](mailto:greenissues@eastsoffolk.gov.uk).

**Member survey results** Thanks to the 47 people (23%) who responded to the survey. The results indicate that the majority of those responding now prefer to receive environmental updates in newsletter form (57%). Those preferring forums are split between day (11%) and night (19%). The steering group discussed these results in depth and the decision was:

- To continue this monthly newsletter and promote relevant, non political forum member events through it. Climate change related topics were noted as being of particular interest.
- To hold one evening forum (3rd July 2017) a month and contribute to a workshop at the East Suffolk Partnership Forum and to further improve marketing (Please note the September forum will therefore not progress).
- To support relevant community events in East Suffolk with a presence and display when possible.



June edition



Another month of heat—the water butts have been emptied and watering from our mains supply is now essential. Water troughs are being left out for wildlife at home and at the allotment and great pleasure is being derived from sharing crops with other hungry creatures. Again there has been sadness and lives lost in this country and many others and we are reminded of both our capacity for care and our responsibilities across generations and nations.

## Updates on Greenprint Forum Key Work Areas

As a reminder these were raised by members in the 20 year celebration workshops and three were agreed by the Steering Group to be our focus for 2017/18.

### Environmental C.V. building

Through our membership of the East Suffolk Partnership a meeting has been held with East Suffolk College and our Environmental Careers Guide has been given to them as a starter with a follow up meeting to identify other opportunities to take place in July.

Suffolk Coastal District Council and Waveney District Council Environmental Rising High Intern Bethany Lamb has now started her 12 week placement.

*"Having just completed my second year at university studying Geography, I was delighted to get the opportunity to gain experience in a broad range of environmental challenges faced in Suffolk and be able to observe and participate in the Council's many projects and initiatives aimed at addressing such challenges and supporting the local community. I have already begun growing my knowledge surrounding air quality and vehicle efficiency and very much look forward to applying this as part of the projects I am working on. The wide range of skills and experience I am gaining will be invaluable not only in my studies but also going forward as I apply for jobs in the environmental sector following my graduation."*



Dedham Vale AONB and Stour Valley Forum and Suffolk Coast & Heaths AONB team has always worked alongside a dedicated team of volunteers. Since 2015 they have made available a slightly different opportunity to those wanting to get more experience in working in the conservation sector, offering longer term voluntary placements or internships as a great way for recent graduates or career changers to get that much needed work experience. Usually lasting six months, placements are a way to really get stuck into project delivery whilst working alongside and being supported by an experienced and dedicated team. This year three volunteer officers have been working with the AONB team and are delivering a range of practical and desk based learning and skill development. For example one volunteer officer has undertaken to plan and deliver a bespoke beach clean with local scout groups.





## East Suffolk Greenprint Open Forum

**Debbie Wildridge**

Head of CLT

CLT East

# Community-led Housing

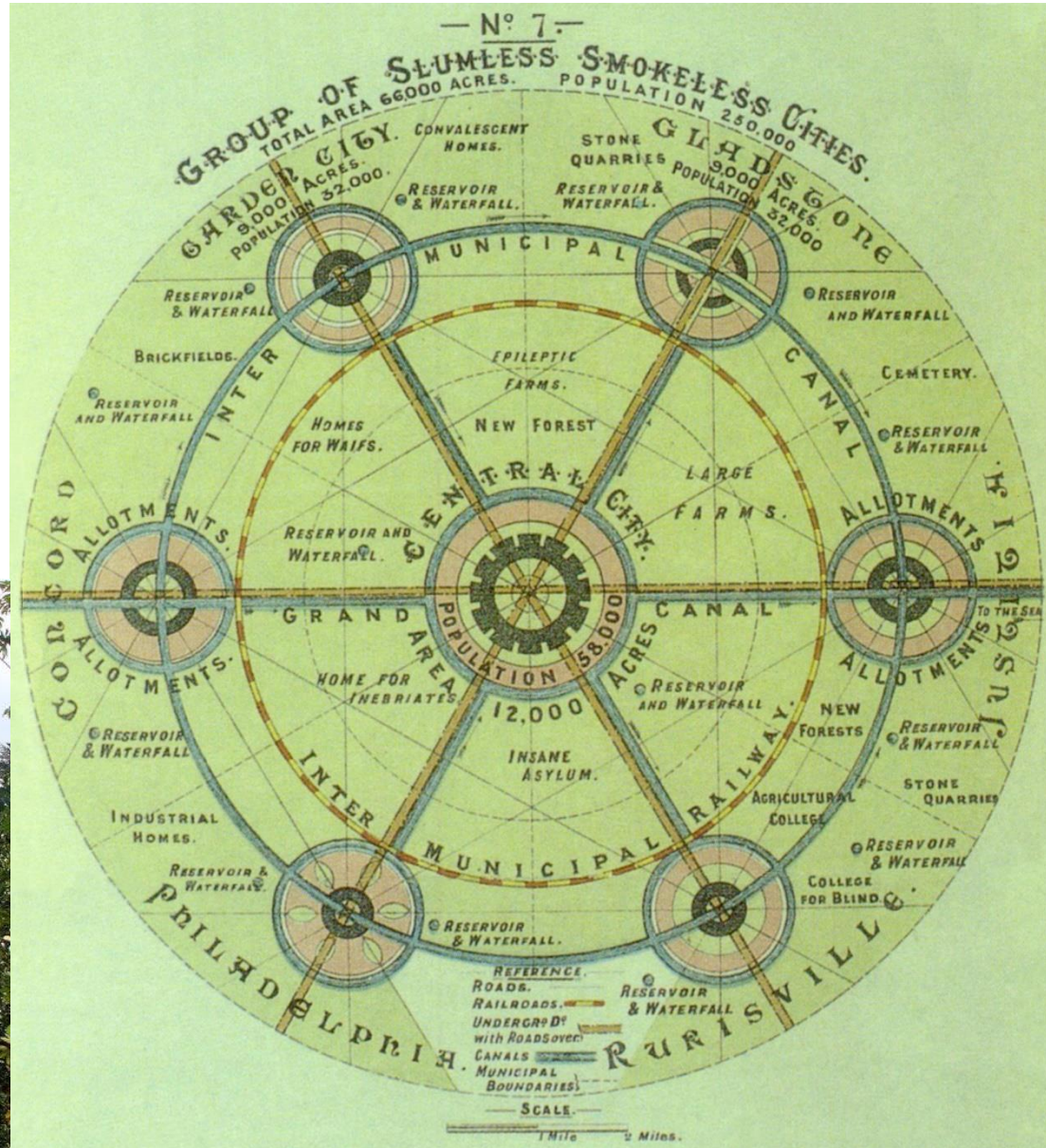
- Genuine **community control and influence**
- Better **quality** and **innovation**
- Genuinely and **permanently affordable** homes
- **Revenue** and asset
- Delivers more than just housing – **holistic approach** to local development
- Brings forward **land** for housing and sustainable development

# US Civil Rights Movement 1960s



# CLT EAST

Community  
Land Trust East





# Almshouses



# Variety of CLT models



- **Not for profit** membership organisations
- Based in and run by the **community**
- Develop **housing and other community assets** to meet the needs of the **community**
- Hold land and property on trust for the **long term benefit** of local people, making them **permanently affordable**
- Common aim of building **vibrant and resilient communities** using assets and enterprises that belong to those communities
- Legal definition in Housing and Regeneration Act 2008

# Homes for Wells CLT



# CLT EAST

Community  
Land Trust East



- Formed in 2012
- 2013 – planning consent for development of 10 homes
- 2013 – North Norfolk DC Big Society Enabling Fund £150,000
- 2014 – registered as Housing Provider with HCA £410,000
- 2014 – 3 bedroomed house gifted to HfW for 10 years
- 2015 – Tenants moved into new homes in the Old School
- 2015 – Caretakers Cottage converted, tenant moved in
- 2015 – development won CPRE Award
- 2015 – Campden Cottage leased to HfW
- 2016 – 16 CLT homes occupied
- 2017 – further sites being considered

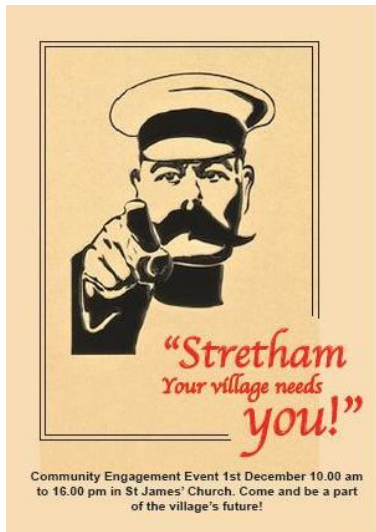
# Manor Farm, Stretham



First development for SWCLT  
Planning application submitted January 2014







**Good, we need more facilities for leisure**



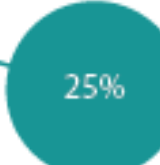
**Good, we need more facilities for those who work in Stretham**



**No, I do not want the village extended**



**Not sure, I don't know what it will entail**



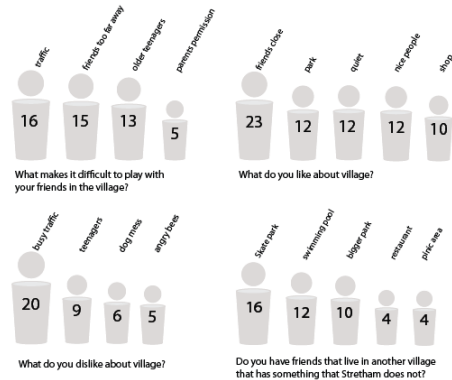
**Good, but I don't want it to spoil the village**



**Good, we need more housing**



**Good, we need more facilities**



# Trust – How it all stacks up?



- Landowner incentivised to participate without being made rich
- 15 CLT homes delivered to CLT on a 'turnkey' basis. Development funding provided by Laragh
- CLT purchases houses from Laragh at cost using 'captured' land value share and long term commercial loan
- No HCA capital grant required!
- CLT receives free land for future construction of GP surgery and small business units
- CLT to takes ongoing Estate Management role (open space, private roads etc) future-proofing the development

# Lavenham CLT



- Only 10 affordable houses built in 10 years
- Local people on local wages unable to stay
- 55 households in need
- Scheme to provide 18 new homes

## Hythe Forward CLT



# CLTs in East of England



Stretham & Wilburton Community Land Trust



**Kennett  
Community Land Trust**



# Downsizing?

Unable to get a foot on the housing ladder?



# Tiny Homes



Affordable, moveable built in a day

©Heijmans NL

# Inside a tiny home



prefabricated home made out of solid wood frames and solar panels that can be built pretty much anywhere





Contact details:

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[www.clteast.org](http://www.clteast.org)

Meeting our needs (and those of the other species we share the planet with) without compromising the ability of future generations (and those of the other species we share the planet with) to meet their needs



### Strengths

Shared spaces can reduce social isolation and enable greater support without loss of dignity e.g. workshop, allotment, shared cooking space/ social café, manned shared washing and drying area, health and beauty area

Customers involved in process (Survey by IGLOO 53% want to design their own home compared to 80% in Austria and 50 to 60% in other European countries.

### Opportunities

Shortage of small quality homes where people can move to from their 3-4bed homes  
House prices currently too high for many – 3 bed 230k - £23k savings 30 year mortgage

Learn from others – South Cambridgeshire is a right to build vanguard authority

### Weaknesses

Dependent on suitable land becoming available with services supplied

### Threats

Economic flatline or decline  
Resource availability

Meeting our needs (and those of the other species we share the planet with) without compromising the ability of future generations (and those of the other species we share the planet with) to meet their needs



<b>Current blocks to progress</b>	<b>Ideas to overcome them</b>
Knowing where suitable and available land is	Create a local website combining a social network with on line auction
Affording land	Create links with mortgage providers and/or funding angels.

# Visioning the future?



Community co-housing heart –  
accessible tiny homes, shop, health  
centre, shared clothes washing and  
drying space, allotment and  
community centre – aspiration to  
move closer as time moves on

Terraced homes for  
families with children  
developer led build

Solar roof tiles  
and battery  
storage

Terraced homes for  
families with children  
– developer led build

Hedgerows  
separating areas  
native plantings



Tiny  
homes  
for  
singles  
and  
couples

SUDScab  
ridge  
self  
build

Hot  
desk  
hub

Terraced homes for  
families with children

Roads for electric  
taxi service only

Scattered  
orchards

Tiny  
homes  
for  
singles  
and  
couples

GSHPs district  
heating with a  
low source-sink  
temp difference

Shared  
accommodation  
for people  
needing extra  
support  
Community led

Car parking for electric cars with bike racks and  
mobility buggies and electric taxi service paid  
for from monthly Fee (this would also cover  
grounds maintenance, drainage etc.)

Shared  
accommodation  
for students –  
with cycle  
parking only  
Community led