

Stoke Gabriel Community Land Trust update

SGCLT has been in existence for years; it was set up with the aim of building affordable housing in perpetuity for local people.

Finding suitable land to build on has been the issue so far. We have good news – we have been offered land on Aish Road and we are in regular contact with the landowner, who is keen to support the development of affordable housing.

Just as we got agreement from the landowner, SHDC launched the South Hams Housing Offer; we applied on the first day and were successful in gaining funding for the next stage. To date this has paid for an architect to view the land and create a draft layout for the site; we've had feedback from the South Hams planning team and changes are being made accordingly, particularly to ensure that any development is in keeping with existing houses in the vicinity.

Once that draft layout is at an appropriate state of completion, SHDC will build a financial model for the development housing and for management of it as affordable housing. That will mark the end of the current phase. If that comes to a positive conclusion, the next stage will be to commission an invasive ground survey to investigate historic mining activity on the site; the survey is likely to cost in the order of £50,000, and while South Hams are likely to provide some funding we will need to provide match funding. If the results from that are positive, the next step is to apply for planning permission.

The next steps for us in the meantime are to spread the word within Stoke Gabriel. We have a newsletter almost ready to go, the website is being updated, and we'll be asking for new members (it just costs £1!) to support the project. We will also be issuing a survey for people who are in need of affordable housing to identify the right mix of house sizes and affordable/social rented versus shared ownership homes.

We are also asking for help. We currently have three CLT directors (Anna Trant, Mandy Collings and Jess Trotman), who all have jobs. We're working hard on the project, but we need help from people with the right expertise for a whole host of things – website building, construction in any form,

finance, business skills... If you think you might be able to help please visit www.sgclt.org.uk for more information.

Thank you in advance,

Stoke Gabriel Community Land Trust