

Uppingham Homes CLT

A Community Benefit Society registered with the FCA



The charitable corporate model recommended by Locality funded lawyers in a pre feasibility study – also enables UHCLT to become a Homes England Registered Housing Provider

Role and Purpose

To operate as a Community Land Trust in the parishes of Preston, Wing, Glaston, Bisbrooke, Seaton, Lyddington, Thorpe By Water, Caldecott, Stoke Dry, Belton, Wardley, Ridlington, Ayston and Uppingham.
Its purpose is to carry on for the benefit of the community:

The business of **providing and managing housing** (including social housing) and providing assistance to help house people and associated facilities, amenities and services for the relief of financial hardship

The promotion for the public benefit of **regeneration** in areas of social and economic deprivation (and in particular the parishes of Preston, Wing, Glaston, Bisbrooke, Seaton, Lyddington, Thorpe By Water, Caldecott, Stoke Dry, Belton, Wardley, Ridlington, Ayston and Uppingham) by all or any of the following means:

The **relief of financial hardship** (other than the provision of housing) in such ways as may be thought fit;

The **advancement of education, training or retraining**, particularly amongst unemployed people, and providing unemployed people with work experience;

The **provision of workspace buildings and/or land on favourable terms**, financial assistance, technical assistance, or business advice or consultancy in order to provide **training and employment** opportunities for **unemployed people** in cases of financial or other charitable need through help in **setting up their own business**; or to **existing businesses**.

NON PROFIT

The CLT **shall not trade for profit** and any profits shall only be applied for the purpose of furthering the CLT's objects and/or in accordance with its rules.

Nothing shall be paid or transferred by way of profit to members of the CLT.

POWERS OF THE CLT

The CLT shall have power to do anything that a natural or corporate person can lawfully do which is necessary or expedient to achieve its objects, except as expressly prohibited in its rules.

Long Term Aims of the CLT

To become the community led affordable homes agency of choice for Uppingham and its hinterland, giving **priority to identified local need**

To identify and secure land on which to build truly affordable (**income led** not market led) homes for **local people**

To predominantly build homes to **rent**

To collaborate with housing developers, land owners and local parish councils to ensure democratic, local community control of future rented housing through a **member led CBS**

To not only build, but **manage**, future housing stock

Town Heritage

Photographic record being kept alongside public minutes

Best practice being followed as far as practicable

Website will show

- Who is involved and has supported (present and future)
- What is being done and in what order
- Where development is proposed
- When houses are scheduled to appear

To be documented at www.uppinghamhomes.uk

Today's Objective

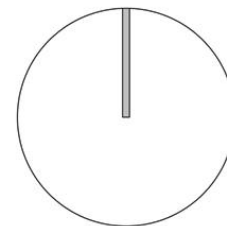
1. To engage with the Uppingham community and seek their support in becoming an exemplar in the field of community led housing and secure their support for **truly affordable** homes for local people
2. To explain how the Uppingham Homes CLT housing policy and practice will work
3. To record the contact details of young families interested in participating in a detailed survey of housing need by younger people to be undertaken in 2020

First Project

To build affordable homes for younger people on the Badley Orchard Site in Seaton Road which has been gifted to the CBS

Progress Report

- Homes England grant secured
- Land transfer under way
- Architects appointed – GSS of Northampton
- Preliminary design work underway
- Site cleared and ground and environment tests underway
- Location to be treated as a rural exception site
- Anglian Water has agreed to collaborate in developing site
- Government infrastructure grant available to deal with site issues
- Further Locality and Homes England grant support on offer



residential
entrance

2 no. 2-bed/ 3 person town
houses

4 no. 1-bed/ 2 person flats

Total dwellings: 6 no.

8 no. car-parking spaces

Site area: 0.07715 ha
Density: 77 dwellings/ ha

scale 1:200 at A3

Bradley Orchard Uppingham
(SK) 14 masterplan option three





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Thank you for your interest



The Uppingham Homes Community Land Trust is registered with the Financial Conduct Authority under the Co-operative and Community Benefit Societies Act 2014 as a Community Benefit Society.

Registered Office: The Falcon Hotel, Market Place, Uppingham, Rutland LE15 9PY
Registration number 8155