

**APPENDIX: Report tabled by Rosemary Heath-Coleman
at Extraordinary Meeting of Queen Camel Parish Council, 25th July 2016**

**QC COMMUNITY LAND TRUST LIMITED
OLD SCHOOL SITE (OSS)**

Background summary

The QC Development Plan 2009 recommended the formation of a Community Land Trust - see extract at Attachment 1.

QC CLT was constituted in December 2011. It is a 'not for profit' Community Benefit Society set up to maintain and/or improve the physical, social and economic infrastructure within the parish of Queen Camel – see its full Objectives at Attachment 1. Whilst it's primary aim initially was to provide affordable housing for people with a strong local connection, it's overall purpose is to provide a vehicle through which Queen Camel can own, develop and protect other property and land (reminder – the CLT made the Mildmay Arms an Asset of Community Value in early 2014 with the intention of taking on the pub as a community venture rather than lose the pub; however it was sold privately thus relieving the CLT of that possible next project).

The (draft) Neighbourhood Plan (NP) developed the recommendations in the Development Plan and these included an outline development brief for the OSS. The PC had reservations about aspects of the NP and these included the outline proposal for the OSS. It required updated evidence that would support (or otherwise) the policy intentions set out in the NP.

CLT – OSS – Today

Following his informal meeting with SCC's Corporate Property Estates Manager on 12th July, the PC Chairman invited me to an informal debrief the following morning. I was invited because I am the Chairman of the CLT and had also been the Leader of the Frontrunner Steering Group that produced the NP. Also invited was Bryan Norman, a resident who is a retired Chartered Surveyor and very keen to support his new local community if and where he can. The Parish Clerk was also present.

Bryan was asked to establish with the SSDC Planners their red line in respect of future development on this site, specifically possible change of use. He was also asked to estimate possible costs including flood defences and running costs. I was asked to investigate possible sources of finance as well as a financial structure.

I made contact with Alison Ward, Social Enterprise Adviser, Wessex Community Land Trust Project, and her proposal is at Attachment 2. It includes preparation of a feasibility study and a business plan, and the whole will be funded through the Friends Provident Foundation. The OSS was included as an agenda item for the CLT Board Meeting on 19th July, and the following is the minute extract covering the OSS as a possible next project.

**QC CLT meeting, Tuesday, 19th July 2016
Old School Site (OSS):**

It was generally known that without any communication to local stake holders SCC had put the OSS onto the market with a planned auction for 15th July. RHC advised that the PC Chairman had been in communication with the SCC Leader, John Osman, who had given instructions that the auction was delayed 'until September'. The PC had also submitted an application to SSDC to make the OSS an Asset of Community Value. When in place, the latter will give a six month's breathing space.

RHC tabled a reminder of the CLT's Objectives, the interim results of the analysis of the Parish Council's questionnaire relating to the OSS and an e-mail proposal from Alison Ward, Social Enterprise Adviser, Wessex Community Land Trust Project (see Attachment

2). After discussion, RHC proposed, PH seconded, that this offer should be accepted. **There was a vote, 6 in favour - on the basis that there was no major financial cost to the CLT, and 1 against.** RHC would report to the PC at an Extraordinary PC Meeting called for Monday, 25th July, and thereafter pursue with Alison Ward.

The CLT, therefore, proposes that it accepts the offer from Wessex CLT Project but although it is an autonomous organisation it obviously wishes to work in conjunction with and with the support of the PC. **The CLT would, therefore, appreciate the endorsement of the PC and also confirmation that the PC is happy with the scope of the proposal from Alison Ward.**

The analysis of the PC's questionnaire distributed June/July 2016 to every household in QC has shown that the development brief has community support (*There are many ideas put forward by residents for what is done within the complex and these would, of course, be considered as part of a feasibility study*).

The financial matters that Bryan and I were asked to investigate would be covered by the feasibility study and/or the business plan. As a 'not for profit' Community Benefit Society organisation the CLT is probably better placed than the PC to raise funds (capital and revenue) but, again, this would be addressed and confirmed in the study.

Extract from Development Plan 2009

Recommendation 3 – A QC CLT should be established with representation from the PC and other potential partners as well as broad representation from the community at large, to co-ordinate the implementation of this Plan with a greater or lesser degree of direct involvement and ownership as discussed in the conclusions to be determined through consultation and as the proposals progress.

Recommendation 4 – A study should be done to establish the need for and feasibility of including a few business units within the development complex or on the site of the existing main school building.

CLT Recommendations 2011 were presented to and endorsed by the Parish Council and later presented to the village. These set out the scope for the CLT as:

Priority: Land for housing (rental, shared ownership and maybe some at full market value – i.e. for cross subsidy) – using the current housing needs survey to establish number and mix.

In due course:

1. A community complex (*to replace the pavilion and to provide adult indoor sporting facilities, and possible to replace the Memorial Hall*) – more research to be done in respect of the latter.
2. A swimming pool adjacent to the new school (*a replacement for the existing pool at the present school*) – survey required in conjunction with the school.
3. A youth shelter – *we have some £500 donation towards this* – research to be done as to the best place (*noting the existing shelter/playground of the old school*).
4. A multiuse games area (MUGA) adjacent to the new school, which the school has already confirmed it would use – *we have an SCC grant of £10,000 towards this facility* – survey required.

In due course any land and premises that are recommended and agreed in the Village Plan (*subsequently renamed Neighbourhood Plan*) to be produced by the Fronrunner Steering Group *within 12 months of June 2011*.

For the future: the CLT to have the capability to own:

1. A pub
2. A community shop
3. Energy conservation/renewable energy
4. Allotments

QC CLT Objectives:

To:

1. Maintain and/or improve the physical, social and economic infrastructure within Queen Camel Parish;
2. Advance education (particularly concerning asset based community development and enterprises with a community or environmental focus);
3. Provide an opportunity for public-spirited people and organisations to contribute financially to the community, with the expectation of a social dividend rather than personal financial rewards (*NB – the CLT can raise shares*).

Examples of the ways in which the society may carry out its objects may include:

1. Providing housing for those in need and help to improve housing standards;
2. Creating training and employment opportunities by the provision of workspace, buildings or land;
3. Developing new or existing services to the local community that contribute to the local economy.

All for the benefit of the community.

From: Alison Ward, Social Enterprise Adviser, Wessex Community Land Trust Project

Dated: 19 July 2016

Subject: Old School Building

“... Wessex Community Assets is currently funded to support Community Land Trusts to take on new projects, such as planning for the acquisition of a community building like the old school.

Support that we can offer includes:

- Advice on funding sources to raise revenue and capital funding for developing a project, planning application, acquiring a building and renovation.
- Advice on legal forms and governance
- Brokering relationships with advisers who can help further (e.g. solicitors, surveyors)
- Putting together a feasibility study - *
- Putting together a business plan - **

This support can be offered through our Building Resilient Communities project, which has been funded by the Friends Provident Foundation, and part of this offer of support is that we would like to record what we do and the experience of the CLT for the benefit of other CLTs that we work with.

If the Parish Council and CLT Board agree to explore further this project then I, and colleagues when appropriate, would be happy to visit to help plan further. If upon scoping the potential project further, the community decide not to take it on, then there is no obligation to proceed.

Broadly:

*Feasibility study will include:

- Analysis of consultation (including drawing out information about how the community would like to use the building and testing whether these activities are realistic)
- Analysis of the need for the activities planned for and the economic case
- Agreement of involvement of all parties (Parish Council; CLT; District and County Council)
- Testing of demand for activities
- Liaising with the County Council to get a clear picture of what they want for the building
- Ascertaining the work programme for putting together a planning application (e.g. what professional services are required (such as surveyors and engineers)
- Exploring opportunities for an making applications for funding for revenue finance to put together a planning application (particularly for professional fees such as surveyors if necessary)
- Exploring the potential for raising capital finance once costs have been established.
- The establishment of a business planning process

** Business plan will contain all of the details on the background to the project – the community’s engagement, why the building is needed, the economic case for the community taking on the building, the activities planned for the building – and the evidence of need for these activities, how capital finance will be raised and how the project will fund itself once it is up and running. ”