



Nailsworth Community Land Trust

Frequently asked Questions

What is a Community Land Trust?

Community Land Trusts are a form of community-led housing. They acquire land, and sometimes buildings, and use them for the benefit of their local community. Some CLTs also provide other community facilities, such as a shop, pub, workspace, woodland, and allotments. Nailsworth CLT is managed and run by volunteers on behalf of the community. CLTs act as long-term stewards of housing, ensuring that it remains genuinely affordable for every future occupier.

Why do we need a CLT in Nailsworth?

There is a national and local housing crisis, with a severe shortage of affordable rented homes for people in housing need. The existing stock continues to decline through the right to buy for Council tenants. There are few sites available for new development in and around Nailsworth and increasing competition for them. The CLT provides a way to empower our local community, helping people come together and tackle the problems surrounding high rents and rising property prices. The Community Land Trust enables local people to start taking control of housing issues by providing genuinely affordable homes for local people. It is important that community led housing remains owned and controlled by the community collectively and remains affordable in perpetuity. Only the CLT can deliver this.

What do we mean by local?

By 'local' we mean the town of Nailsworth, including Forest Green, Newmarket, Shortwood, Watledge and Windsoredge. The CLT aims to enable people to stay in their hometown rather than move due to rising prices. People who live or work locally, people with families in Nailsworth or with other strong local connections, all come within our remit.

How will the CLT develop housing?

We rely on grants and other sources of income such as trusts and charities. We look for land or buildings that might not be attractive or available to commercial developers. Or land owned by people or local authorities who want to help us provide much needed housing and are therefore willing to sell at well below the market price. Once we have the land, we partner with a housing association to build and manage and maintain the homes.

An alternative approach is for the CLT to raise the necessary funds to develop directly and then either become a Registered provider in order to manage and maintain the homes directly or partner with a Housing Association.

Why work with Housing Associations?

Most CLTs partner with a housing association when developing and managing the homes they create. The housing association will have the development expertise and experience, access to loan finance and as a Registered Provider, access to Government grants through Homes England. This is the way Nailsworth CLT developed its first ten home scheme at Valley View, Forest Green. Occupied in March 2019, it is managed and maintained by Aster Homes, through a long lease from the CLT. It was achieved through Stroud DC providing the land for £1, Aster Homes borrowing funds from its bank and Homes England providing a grant of £670,000.

How is Nailsworth CLT run?

Nailsworth CLT is registered as a Community Benefit Society, with a set of rules determining the way the organisation should be governed. We have a growing membership of local people who elect our board of directors. The monthly Board meetings are held bi-monthly in the Sub Rooms. They are open to the public. Regular reports on our activities are published in Nailsworth News. Our website www.nailsworthclt.org.uk is regularly updated.

Our current board includes town and district councillors, alongside directors elected at the AGM for three-year terms. We are happy to co-opt to add people with further expertise and experience. We are members of the CLT Network and benefit from their advice and support.

How can local people help?

Joining Nailsworth Community Land Trust is the first step. We need local people to get involved and support us – it only costs £1 to join. You can take part in our general meetings and participate in activities such as community engagement. Or you may want to offer your energy and skills to our Board by standing for election as a director at an Annual General Meeting. Finally, our search for land or suitable buildings to convert is ongoing. If you have land or know of land that might be suitable, please get in touch by contacting the Secretary, Ian Crawley on 01453 834 822 or crawleyianx@gmail.com.

I am a single person looking for a place in Nailsworth that I can afford to rent. Can the CLT help me?

Currently as a single person the most obvious and quickest route is through the private rental sector. Whilst rents can be expensive in Nailsworth there are some landlords and letting agents offering fair rented properties and there are often property share arrangements available. You may also wish to consider lodging, that is, renting a room in another person's main home. The local press and social media are a good place to start.

Social housing in our area is in high demand with a substantial waiting list. Stroud District Council is part of the Gloucestershire Homeseekerplus Scheme - a choice-based lettings scheme. See website: homeseekerplus.co.uk.

All Nailsworth CLT homes are allocated to the original and subsequent tenants through this scheme, with priority for people with local connections to Nailsworth.

To explore if you can be part of this scheme, contact Stroud District Council by visiting: the council offices, Ebley Mill, Westward Road, Stroud, GL5 4UB; telephoning 01453 766321; or .
Email: housing.advice@stroud.gov.uk.

We are desperate to find a suitable home in Nailsworth for our young family. Will we be eligible for a CLT home?

It's important to get yourself on the local housing list by registering with Stroud District Council. Even if you have previously been told that you have 'low priority', this may not bar you from eligibility for a CLT home, since we ring-fence our homes for people with a local connection. Your eligibility will also depend on the type of properties we build. this will vary with each development. At Valley View we are providing four two-bed houses and six one-bed apartments.

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I own a small plot of land, a potential site for a few homes. What could I expect from the CLT?

We are constantly looking for plots of land of all sizes and happy to talk to landowners to discuss ideas. If a site is potentially suitable, we can carry out feasibility studies and explore proposals with the local planning authority - Stroud DC. Community Land Trusts do not have access to the kinds of funding or borrowing available to many commercial house builders, so the price we can pay for a plot will be less than the commercial rate; but as a CLT we might well be able to progress a development on sites not viable for commercial developers.

I own the freehold or long leasehold of a property which I wish to gift to the CLT.

We are interested in existing buildings and their potential to provide homes for local people in housing need. Please contact us to explore how your gift could be of value.

I'm thinking of becoming a member of the CLT. What would being a member involve?

Joining Nailsworth CLT is easy, the link is on our website home page and it only costs £1 to join. As a member you can vote for board members and on other Trust issues during our AGM. Members who are interested can join one of our working groups. Being involved in the CLT gives you an insight into local housing issues and helps us as an organisation to get our message out there. We look forward to welcoming you as a member.

I'm thinking of standing as a director of the CLT. How should I go about it and what would it involve?

The Nailsworth Community Land Trust board of directors aims to have a diverse mix of people with backgrounds ranging from community housing, local government, property rental, property development as well as people from other walks of life. But directors do not need to be 'technical experts'. The main criterion is enthusiasm and having a commitment to providing genuinely affordable housing in our community. Whilst members elect directors at each of our Annual General Meetings, directors are also able to appoint additional directors or co-opt Board members from time to time, if required.

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