



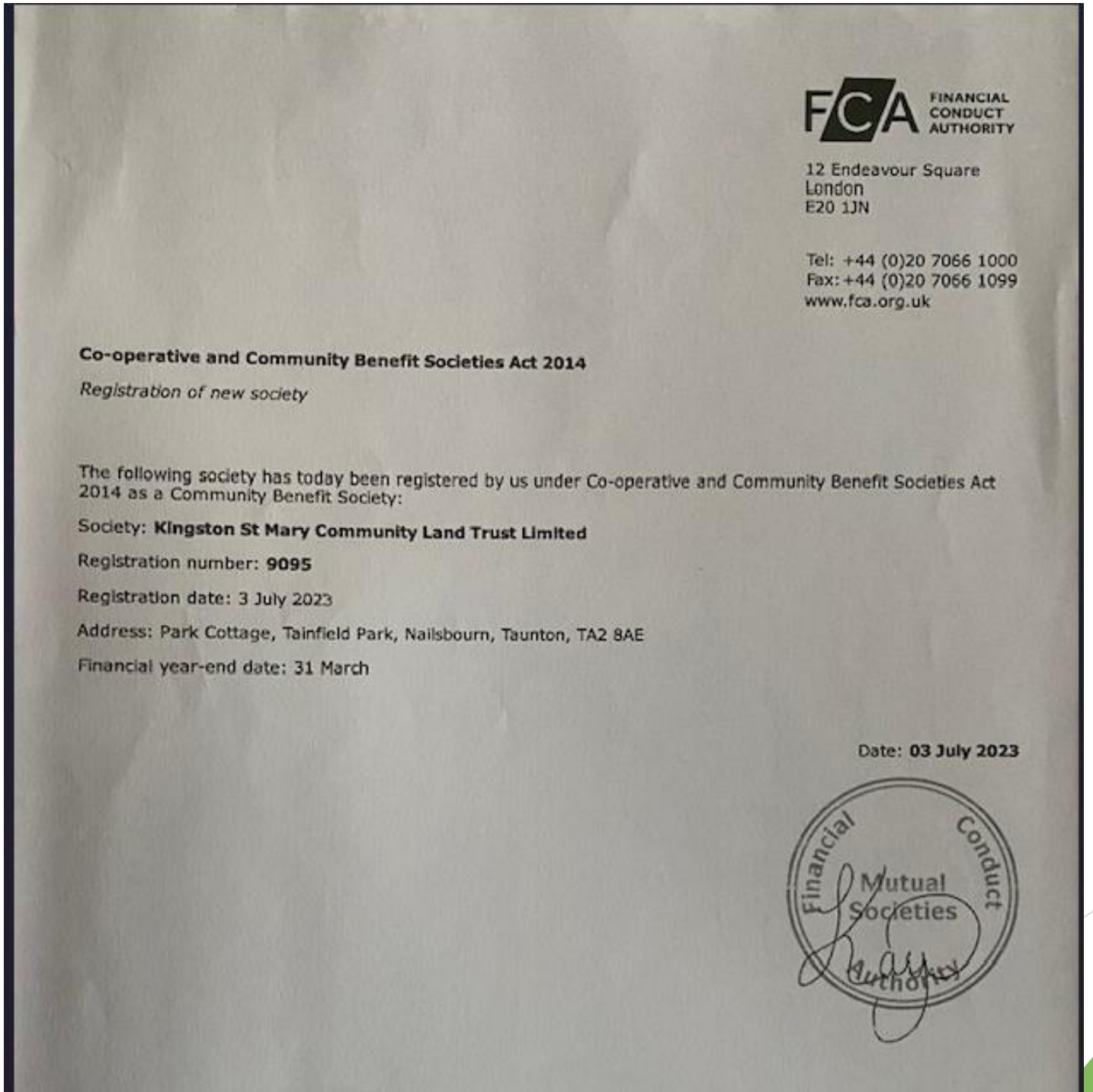


KINGSTON ST MARY COMMUNITY LAND TRUST LIMITED (KSM CLT)









FCA FINANCIAL CONDUCT AUTHORITY

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Co-operative and Community Benefit Societies Act 2014

Registration of new society

The following society has today been registered by us under Co-operative and Community Benefit Societies Act 2014 as a Community Benefit Society:

Society: **Kingston St Mary Community Land Trust Limited**

Registration number: **9095**

Registration date: 3 July 2023

Address: Park Cottage, Tainfield Park, Nailsbourn, Taunton, TA2 8AE

Financial year-end date: 31 March

Date: **03 July 2023**

Financial Conduct Authority
Mutual Societies

Community Land Trusts - Questions we'll answer tonight

- What is a CLT?
- What is KSM CLT?
- Who are we?
- Who are we associated with?
- What can CLTs do?
- What other CLTs are there locally?
- What might KSM CLT achieve for Kingston?
- What are our Vision, Values, & Objectives?
- Who should join and what will that involve?

What is a Community Land Trust?

- Community Land Trusts (CLTs) are **a legally defined concept** but are not a legal format in themselves.

A Community Land Trust is a corporate body which:
1) is established for the express purpose of furthering the social, economic and environmental interests of a local community by acquiring and managing land and other assets in order -

- *to provide benefit to the local community*
- *to ensure that the assets are not sold or developed except in a manner which the trust's members think benefits the local community*

2) is established under arrangements which are expressly designed to ensure that:

- *any profits from its activities will be used to benefit the local community (otherwise than by being paid directly to members)*
- *individuals who live or work in the specified area have the opportunity to become members of the trust (whether or not others can also become members)*
- *the members of a trust control it.*

What is KSM CLT?

- KSM CLT has been established as a Community Benefit Society (CBS)
- Registered with and regulated by the Financial Conduct Authority (FCA) under the Co-operative and Community Benefit Act of 2014.
  - A community land trust (CLT) is a not-for-profit organisation made up of community members. The CBS structure gives **Limited Liability**.
  - KSM CLT has been established under Model Rules which contain a **statutory asset lock** to protect assets for the benefit of the community in perpetuity.
  - One of the main advantages of Community Benefit Societies is that they offer great flexibility in terms of financial arrangements. Community Benefit Societies can make and take loans, attract grant finance and issue share capital.
  - A very special thing that Community Benefit Societies can do is raise share capital through a community share issue without the expense of a conventional public share issue.
  - Community Benefit Society vs Cooperative?

Who are we?

The KSM CLT Steering Group has seven members:

Claire Evans
David Taylor
Ian Forrest
Stephen Bisiker
Marion Nieuwenhuizen
Paul Townsend
David Stripp

Who are we associated with?

- Member of the National CLT Network

- Middlemarch Community Led Housing

-



What can CLTs do?

- Affordable homes
- Cohousing
- Land
- Pubs
- Shops
- Car parks
- WCs



- Post office
- Orchards
- Allotments
- Office space
- Workshops
- Solar/hydro power
- Sports facilities

MIDDLEMARCH

— SUPPORT FOR COMMUNITY-LED HOUSING —

Four Principles of a CLT

- Not-for-profit private organisation set up for the benefit of a specific community
- CLTs can own land and assets that are important to the community – starting with affordable housing
- CLTs hold those assets so that they are available and affordable for future generations
- A CLT is open to anyone in the community supporting its aims





CLT Aspirations

- Prioritised for Local People
- Low carbon
- High Quality aesthetically
- Locally supported
- *What other CLTs are there locally?*

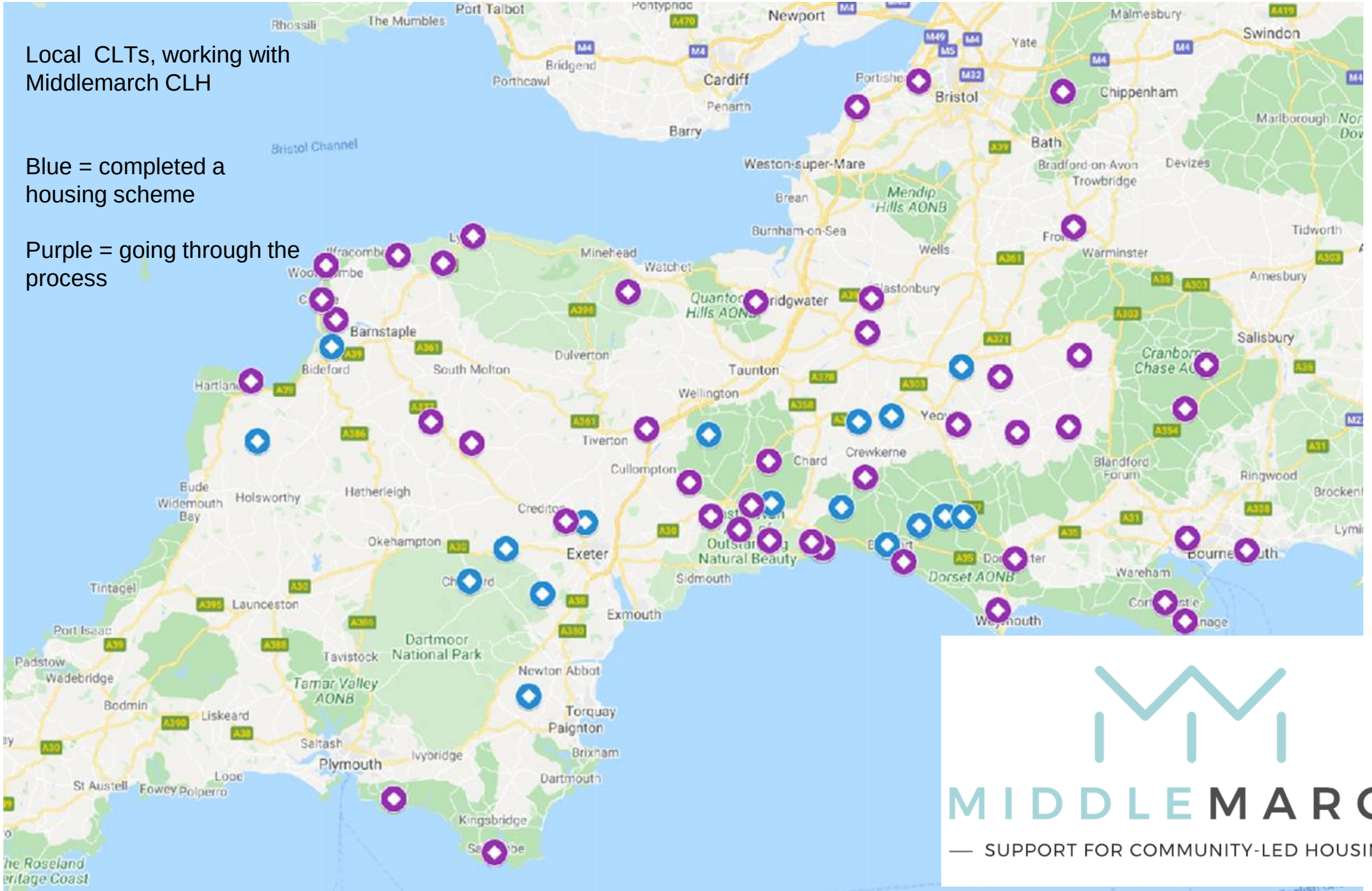
COMMUNITY LAND TRUST NETWORK

MIDDLEMARCH
SUPPORT FOR COMMUNITY-LED HOUSING

Local CLTs, working with Middlemarch CLH

Blue = completed a housing scheme

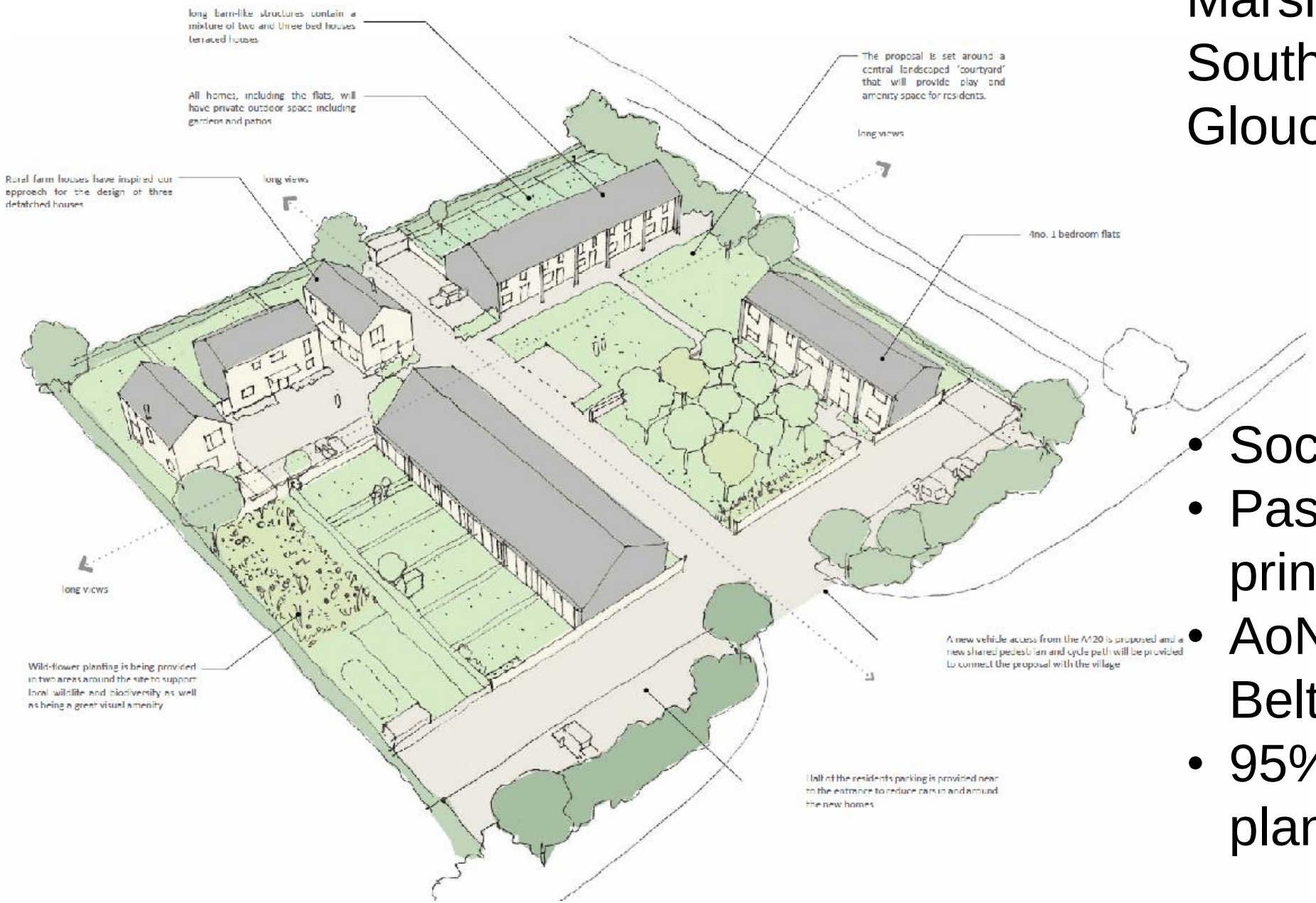
Purple = going through the process



MIDDLEMARCH

— SUPPORT FOR COMMUNITY-LED HOUSING —

Marshfield CLT, South Gloucestershire



- Social Rent
- Passivhaus principles
- AoNB and Green Belt
- 95% support at planning



LYME REGIS CLT

15 HOMES







QUEEN CAMEL CLT

20 HOMES

MIDDLEMARCH

SUPPORT FOR COMMUNITY-LED HOUSING



POWERSTOCK & DISTRICT CLT

8 HOMES

MIDDLEMARCH

SUPPORT FOR COMMUNITY-LED HOUSING

Chagford Community Trust

TOLLER PORCORUM C.L.T. LTD

Symene Community Land Trust

BURTON BRADSTOCK COMMUNITY LAND TRUST

DORSET 6D HANDLEY 995172

LRCLT

BRADWORTHY CLT

• Queen Camel • Community Land Trust Ltd

UPPER COLY VALLEY Community Land Trust

COMMUNITY LAND TRUST Colyton & Colyford

Christow Community Land Trust

NORTON SUB HAMDON COMMUNITY LAND TRUST Ltd

P&D CLT

The Corry Valley Community Land Trust

Trust no. 31657R

Oakham House, Dalwood, Devon EX13 7HJ email: sfearnley1@ntlworld.com

South Petherton Community Land Trust

Marshwood Community Land Trust

MARSHFIELD Community Land Trust

Langton Matravers Community Land Trust

Wilmington CLT

PARRACOMBE COMMUNITY TRUST


yarlington
building communities


ASTER
GROUP


Alliance
Homes


STONEWATER


WHITE HORSE
HOUSING


Teign
Housing
CREATING FUTURES TOGETHER


Hastoe
Group


United
communities
more than just a roof




Places
for People

What might KSM CLT achieve for Kingston?

- Securing land towards the building of housing, affordable across the range of incomes not adequately catered for and based on a proven need;
- Securing land towards the building of an Active Travel route to Taunton;
- the provision and/or maintenance of a community based shop/ post office;
- the provision of workspace, buildings and/or land for use on such terms as the CLT shall determine, particularly Live/Work units
- the provision of a community orchard (for Kingston Blacks?) and/or allotments;
- the provision, supply and maintenance of renewable forms of energy;
- the provision of a pub /club should the village pub cease business;
- the provision of other community resources and activities in the area of benefit of the community.

Active Travel Route

sustrans
JOIN THE MOVEMENT

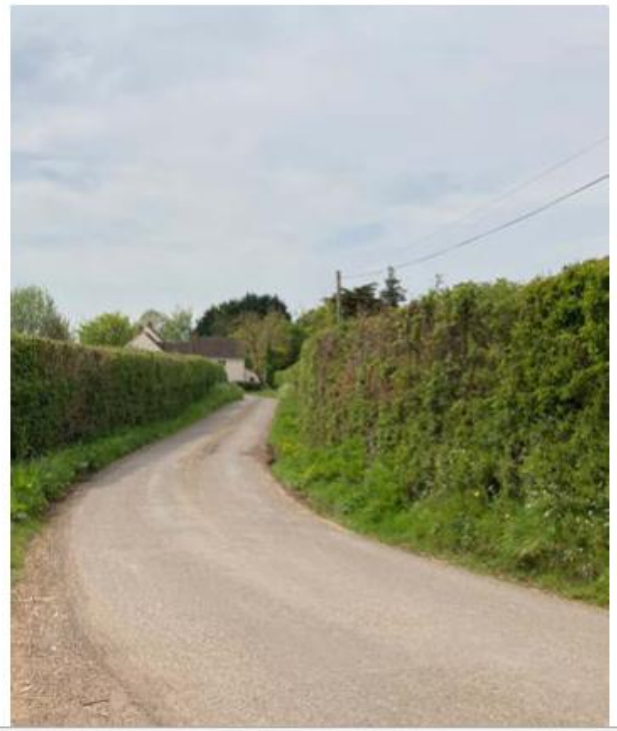
Kingston St Mary to Taunton

Feasibility Study

Client: Kingston St Mary Parish Council

August 2022





Kingston St Mary - Taunton

Proposals for a good active travel route Plan showing the new sections of path south of Kingston to bypass the Kingston Road

Greenways and Cycleroutes October 2023





View over the Village from the footpath south of the playing fields



Looking northwards along the Kingston Road which carries fast traffic. The proposed field edge path would run beyond the field edge to the left of this picture.

KSM CLT Vision & Values

VISION

The Vision is to further the wishes of the community expressed through existing and future community surveys to:

- address the gaps in Kingston's housing stock
- help to maintain a balanced, vibrant and healthy community by encouraging housing affordable across the range of incomes not adequately catered for, subject to a proven need
- Support local services
- Allow residents to spend the different stages of their lives within the Parish, living in appropriate climate - safe housing while minimising the impact of new development on the natural, historic and built environment
- Reflect the Vision for Kingston St Mary Parish set out in the 2023 Neighbourhood Plan
- Putting both the climate and ecological emergency at the forefront of decision making.

VALUES

- Enabling needs driven sustainable and balanced development
- Putting the climate and ecological emergencies at the forefront of decision making
- Having a strong sense of local identity
- Acting in the best interests of the community
- Being inclusive, democratic, accountable, fair and honest
- Treating everyone with respect, free from discrimination, victimisation and harassment.

KSM CLT Objectives

Kingston St Mary Community Land Trust Limited (KSM CLT) has been formed as a Community Benefit Society, registered with the Financial Conduct Authority (FCA), for the benefit of the community of the Parish of Kingston St Mary, Somerset and its surrounds.

The main objective is to contribute towards the realisation of the wishes of the community, as expressed in community surveys. Initially this will mean working towards the implementation of the findings and recommendations of Kingston St Mary's 2023 Neighbourhood Plan, 2021 Housing Needs and Climate Change Surveys and the 2017 Community Plan.

Its **purpose** is to further the social, economic and environmental interests of the community, such as:

- providing housing affordable across the range of incomes not adequately catered for,
- and help with associated facilities, amenities and services, combating climate change,
- promoting community facilities of benefit to the community.

Where are we now?

- Active travel
- SC Housing Enabling
- Liaising with other CLTs
- Affordable Housing

What comes next?

WHO SHOULD JOIN KSM CLT?

Membership of KSM CLT is open to all those living, working within the Parish or with a strong connection to the Parish, subject to:

- agreeing with the CLT's objectives and values.
- sharing the CLT's vision, and
- acting in the best interest and needs of the community,
- subject to a membership fee of £1.00

CLT MEMBER'S RESPONSIBILITIES

Model Rules C1-Obligations of members
All members agree to be bound by the obligations on them as set out in these rules. When acting as members they shall act at all times in the interests of the CLT and for the benefit of the community, as guardians of the objects of the CLT.

- financial liability limited to membership fee (i.e. £1);
- attend the Annual General Meeting;
- receive the Board's report and ask questions;
- propose motions for the members/Board to consider;
- approve the CLT's accounts;
- appoint the CLT's auditors;
- nominate and elect CLT Board Members.

QUESTIONS









(Kingston St Mary Parish | Housing info (kstm.uk)

clt@kstm.uk







Frieze Hill Community Orchard
Roughmoor Crescent, Taunton, TA1 1EX