

ASTER
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Community
Land Trusts

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What are **Community** Land Trusts (CLTs)?

Community Land Trusts are a form of community-led housing, set up and run by people within the community to develop and manage homes as well as other assets.

CLTs act as long-term stewards of housing, ensuring that it remains genuinely affordable, based on what people earn in their area, not just for now but for every future occupier.

The number of CLTs in England and Wales has grown exponentially over the past few years to 548.

Developing, managing and maintaining affordable homes is a complex business requiring specialist expertise. Although some CLTs feel able to take this task on alone, partnerships between CLTs and registered providers (RPs) are increasingly being acknowledged as the best way of using the CLT model to deliver homes. The CLT retains the freehold interest in the land with the housing association delivering and managing the schemes under a long-term lease.

About **Aster Group**

Aster Group is the leading housing association provider of CLT partnerships completing 13 schemes which has delivered 147 homes to date.

Aster Group supplies a wide range of housing options in response to the housing crisis, working towards the company's vision of ensuring 'everyone has a home'. The not-for-dividend business was established in 1990 and has over £2.5 billion worth of social housing assets. Aster plans to invest £1.6 billion to achieve its long-term target to deliver 7,000 homes over the next seven years.

The Group reinvests profits from open market sale and shared ownership to support the development of affordable homes. It owns and maintains over 37,000 homes, and employs over 2,000 people.



CLTs in action

Rural homes for affordable rent in **Nailsworth, Gloucestershire**

Aster worked with Nailsworth CLT on a five-year community-led project to build new homes for local people in Nailsworth, Gloucestershire. Once completed, the collection of homes at Valley View, offered a range of four two-bedroom houses and six one-bedroom flats for affordable rent for tenants who have a connection to the local area.

Nailsworth CLT was created after a steering group was set up in 2013 to address local housing need in the area. The homes are located on a former garage site that was sold to the CLT by Stroud District Council for £1. The development was shaped by the community from the start, with planning permission being granted via a 'Community Right to Build Order', after locals got the chance to vote on whether or not the project should go ahead. The CLT now retains ownership of the land and Aster Group manages and maintains the properties and tenancies.

Ian Potts, Chair of Nailsworth CLT said: "We are so proud of Valley View and what it provides for the community. This development is a triumph for the CLT - ten new homes that will be in the town's ownership forever, let to residents with local connections. The partnership, working with Aster Group, GCP architects and EG Carter and the help given by Stroud District Council, has been invaluable and we thank them all."

Chagford

In 2015, Aster was selected as the preferred registered provider (RP) by Chagford CLT, to help them deliver the first Section 106 CLT scheme in the UK. This is the largest development in the history of Dartmoor National Park, where the development is located.

For this project, Aster delivered a total of 28 homes; 22 for affordable rent and six for shared ownership. Part of the master plan for Chagford, the site also includes a new fire station, work units and parking.

The project was built by Aster's partner, CG Fry & Son Ltd with the first homes handed over in 2019 and the final handover of the scheme in early 2021.



Affordable homes in rural **Devon**

A decade in the making, the Community Land Trust housing project in Appledore, Devon, is an exemplary CLT in action.

The site at Ridge View Crescent overlooking the River Torridge, includes a selection of nine one-, two- and three-bedroom homes, all for affordable rent, helping those locally find somewhere to live.

The award-winning site was recognised in the 2017/18 Rural Housing Award for Outstanding Community Contribution for its excellence and commitment to overcoming challenges to bring affordable housing to Appledore. The development was a long time in the making since the three CLT directors, who were all born in Appledore, purchased the site in 2010.

Peter Reveley from the CLT explained: "We've worked tirelessly to provide affordable housing in the parish for many years. We've worked alongside Aster to bring the site forward despite challenges around the slope of the site and viability issues due to the amount of engineering work that was required. The CLT will retain ownership of the land and Aster will manage and maintain the properties and tenancies. It's been a fantastic partnership."



Pete Watson, Lead Member for Planning and Development at Torridge District Council said: "The lack of affordable housing across Torridge remains a significant challenge for both our residents and the Council. With this in mind, it's really heartening that we have been able to deliver such a significant number of affordable units that will directly benefit local Appledore residents. It's also a great example of the Council working in partnership with other organisations to make this a reality. Although the Council allocated £520K to the project, it has been a great team effort with the Appledore Community Land Trust, Aster, and Homes England that has realised the delivery of these homes. Hopefully we will be able to build on this success and continue to deliver further sites in the near future."

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