

ELMSWELL COMMUNITY LAND TRUST
confirming the current position

- 1 In March 2020 Elmswell Parish Council (EPC) bought for £805,000.00 the freehold of the site at School Road Elmswell IP30 9EE from Messrs Greene King including the Railway Tavern as a going concern.
- 2 The site, Land Registry Title No. SK122891, had the benefit of Planning permission granted January 2019 MSDC ref DC/18/02259 for 8 dwellings with associated infrastructure.
- 3 EPC had previously registered the site as an Asset of Community Value.
- 4 In accordance with public consultation which supported borrowing for the land purchase, EPC encouraged the establishment of 2 discrete autonomous bodies to take forward the twin objectives of developing the licensed premises as a community pub and of transmuting the extant Planning permission into a development of affordable homes without the benefit of Right to Buy or Right to Acquire and with community control over allocations and rents.
- 5 These 2 bodies are:
 - 5.1 Elmswell Community Land Trust (ECLT); Registered as a Community Interest Company on 30.09.2020, registration No. 8462 with 4 Board members comprising Elmswell residents who had expressed an interest in the scheme, being Peter Dow, Sarah Mansel, Ann Richards and Philip Shaw.
 - 5.2 Elmswell Community Enterprise Limited (ECE), Registered as a Community Benefit Society on 22.03.2021, registration N. 8589 with 4 Elmswell residents who had come forward to support the scheme, being Colin Cassels Brown, Peter Dow, Oliver Jackson and Philip Shaw.
 - 5.3 Both bodies, by virtue of the above, are registered with the Financial Conduct Authority.
- 6 EPC advertised for Expressions of Interest in working up a scheme for the site towards refurbishing the pub and integrating a development of affordable homes including designing-in possible common factors such as parking and community heating.
- 7 KLH Architects were chosen to produce concept drawings for an integrated scheme with detail added for the pub proposal and sufficient indication of the site potential for the investigation of partnership working with a Registered Provider of Social Housing or self-registration.
- 8 ECE has taken further the community pub concept and is currently working with EPC in managing and running the Elmswell Tavern whilst the process of achieving the Community Shares Standard mark under the Co-operatives UK scheme which enables worthwhile matched share funding.
- 9 ECLT has been slower to move forward given the complexity of the options to be considered and the overarching imperative, as promised to the community, that the housing remains for ever in community control.
- 10 The possibility of taking a housing development forward in-house, ie that EPC / ECLT build and manage the dwellings themselves, has not been recommended given the difficulty this presents in accessing the crucial financial inputs from central Government by way of the Community Housing Fund.
- 11 Funded thus far by EPC, ECLT has , prompted by a public consultation meeting and guided by the National CLT Network, taken advice from specialist solicitors Anthony Collins, from the Community Housing Enabling Officer at Mid Suffolk District Council, from the Locality East of England Development Officer and met with the Havebury Housing Partnership. Meetings are pending with other Registered providers including Hastoe Group and Orwell Housing.