

## Frequently Asked Questions

### What is different about a CLT

**1. How is the CLT different to the private developers?**

CLT housing is cheaper as it is a not for profit organisation.

CLT homes will be built specifically to meet local needs.

Local need will be defined by what residents tell us, not by Government or private sector profit motives.

Local need homes will be retained by EBCLT for future local need.

EBCLT homes will be built and owned by members of EBCLT ie people who have an interest in EBCLT.

Unlike District Councils, the EB CLT under current legislation can hold properties in trust in perpetuity to ensure that local homes remain available for local people who need them.

**2. What is the difference between house that you build and those that Housing Association might build?**

We will build the type of homes that we identify we need in the Housing Needs Survey. Under current legislation, the rented properties will not have a Right to Buy so will remain as a village asset ad infinitum.

**3. Isn't this just another way of getting more houses and having another development?**

EBCLT is committed to finding solutions for local people, only building homes that you tell us are needed, and that local people can afford.

**4. Is EBCLT just about building houses?**

No, EBCLT can also provide and maintain other assets for the benefit of the Community such as a care home or community centre, and securing the availability of the shop or pubs, etc – that is why EBCLT needs you to tell us what you want for the future of East Bergholt.

### Organisation of the CLT and How it is run

**5. Where does funding come from?**

A number of sources

- i. Shareholders
- ii. Grants
- iii. Surpluses from developments
- iv. Property income
- v. Loans
- vi. Commercial and others

**6. What happens with profits?**

EBCLT is a not for profit organisation and all surpluses generated will be reinvested in East Bergholt projects.

**7. How do you know it will be financially viable?**

We know from CLT East and successful CLTs across the U.K. that there are many examples that we can follow, that are proof of concept. As an overall entity EBCLT are beginning to develop the business plan which will help define our financial parameters. We have yet to run financial feasibility models. These will be relevant when we have specific projects.

**8. How will you ensure there is sufficient cash flow to fund development and pay any employees?**

As with Q8, any projects we progress will have a financial model and business case to ensure a balanced budget position. Any rents charged for homes will aim to cover costs for future maintenance and include the cost of any employees but, unlike private developers, the EB CLT will not have to make a profit to pay shareholders dividends, it just needs to break even and any profits made can be reinvested in the company.

**9. Will the CLT have staff? Who will build and manage the enterprise?**

Not at the outset but as soon as we have a project specified and ready to go we will employ the appropriate staff. This could include financial managers, project leaders, rental managers, etc. Up to this point Trustees, Members and volunteers with appropriate skills will be de facto staff.

## **Trustees – who / how etc**

**10. How can I become a Trustee?**

There are opportunities for new Trustees to join the Board of Trustees. Subject to qualifying criteria, all EBCLT members are eligible for election.

**11. When will the Trustees be elected ?**

1/3 of Trustee posts will be elected at each AGM, re-election is possible.

**12. The CLT trustees do not seem representative of the sorts of people needing housing that is affordable. What's in it for them/you?**

The current Trustees are all volunteers with different skill sets and a keen interest in building the right homes for our community. As a member you can contribute, voice your opinion, be active, and shape the future of the EBCLT. Any member of EBCLT can put their name forward to become a Trustee at the AGM. Anyone with an interest in becoming a Trustee can get more information from any of the current Trustees.

## **Relationship with PC/ BDC / Action Group**

**13. Is EBCLT connected to the Parish Council / Action Group?**

EBCLT is an independent and separate legal organisation. In the future, EBCLT may work with the Parish Council on projects, but it is and will remain a separate organisation.

**14. I recognise some of the Trustees as Parish Councillors / Action Group, how can it be independent of the Parish Council / Action Group?**

The Trustees are acting in their capacity as individuals and not as representatives of the PC / Action Group. It is perfectly proper and possible for individuals to have more than one role.

**15. What role do the PC and BDC have as partners?**

Both are natural partners because of their statutory role. Both are highly supportive. Both can contribute to the success of the initiative, through for example strategic guidance, know-how, financial support, land etc. It makes sense to work closely with both groups.

**16. Is there scope for more Partners?**

Yes. If the Trustees believe that a partnership is in the interest of the CLT they can enter into partnerships with other organisations.

**17. Has EBCLT looked at other 'partners' such as builders? If so, what had been their response?**

EBCLT has prioritised talking to residents and Members about what housing is needed. Once this is established, the next priority will be to talk to landowners, developers, housing associations, etc.

## **What kind of houses and where**

**18. When will you decide what homes to develop?**

Our first task is to clarify local needs and we can then develop specific projects in line with your priorities. Members will help identify the needs, the Trustees will decide how to implement the solutions.

**19. How many houses does EBCLT intend to build and where does it intend to build them?**

Our first task is to clarify local needs and we can then develop specific projects.

The EBNP said that a minimum of 86 houses were needed within 15 years. EB CLT will continue to review and update local need numbers.

**20. Will EBCLT houses be rental only or will there be any to buy?**

Our first task is to clarify local needs and we can then develop specific projects, including looking at different ownership models. EBCLT expects to build homes both for sale and for rent.

**21. Will all the houses be affordable homes to rent?**

A: Not necessarily. The intention is to build homes that people from the village or with links to the village can afford to rent or for shared ownership, but we may build some houses for sale. The proceeds from the sale of those houses would subsidise the development of the rented properties.

**22. All the leaflets refer to East Bergholt, does that include East End?**

Yes, the Parish of East Bergholt, that is East Bergholt and East End and the surrounding area. We plan to have the next public meeting in East End.

**23. Where will the homes be built?**

This will depend on site availability, and the type of homes. We will actively search for suitable sites in our parish.

**24. Is it easier for CLT promoted housing to get planning permission?**

Many local case studies show that because of the local work and community engagement, plans have more support and can progress more quickly. Planning policy allows homes to be built for exceptional need on sites that might otherwise not obtain planning permission. The CLT will be building lower cost homes for exceptional need if members say that is what is required, and so may get planning permission that private profit-making developers may not.

**25. How long before some CLT housing may be available?**

2-3 years? If we have an opportunity and a need established earlier then it could be sooner.

**26. What effect will any large developments have on EBCLT plans?**

Regardless of other potential developments there are likely to be gaps in the new homes being provided. So, we believe there is a present and future need. There are 3 significant developments currently approved by Babergh for EB. If these go ahead, EB CLT will investigate with Babergh and with developers if there are any options for our CLT to adopt their affordable home allocations to ensure that homes are built to meet local needs and, after they are built, ensure that they remain available for local people with local needs.

**27. Is this initiative needed with 144, 75 and 10 all approved and likely?**

Yes, ours will be homes for local people at rents and prices that local people will be able to afford. They will be village assets, under CLT control, not built for profit but to meet the identified tenure, size and the type of housing that will benefit the village. EBCLT will not be providing or competing with those building market housing for the generic private housing purchaser.

## **Neighbourhood Plan**

**28. What is the status of the Neighbourhood Plan, and how does what EBCLT is doing fit in with the NP?**

EBNP envisaged a CLT being set up; identified certain housing needs that local people thought important; set out a framework for meeting those needs; and has a legal status in planning determinations

## **CLT Housing Allocation, Pricing etc**

**29. Will I have to be a Member of the CLT to be able to apply to live in CLT housing?**

It is likely that the housing allocation policy will require a local connection.

**30. How will you select those who are most deserving to buy/ rent. And if buy how will this be continued on resale?**

The housing allocation policy is yet to be drafted and this will be a matter for both members and trustees. In accord with the aims of EB CLT, the key criteria will include the principle of a local connection to the parish. Some houses may be built for resale, but any profit will be reinvested in the purposes of the EB CLT, for instance in subsidising the build of homes for rent.

**31. What will be the nomination criteria for getting to live in CLT housing?**

EBCLT will have a published Housing Allocation Policy.

**32. How is the price/rent of CLT housing arrived at?**

EBCLT will adopt a method acceptable to our members and stakeholders, such as Babergh's market price assessment, for estimating a fair local rent/price.

**33. Will I get priority to CLT housing if I'm on the housing register?**

EBCLT has not yet determined its allocation policy, but priority is likely to be related to local connection. We will be seeking members views and there will be ongoing consultation.

## **Housing Requirements**

**34. When can we submit specific housing requirements?**

We will be announcing arrangements for an updated housing needs survey in the coming months.

## **Questions about Membership / Applying for Membership / How to get involved**

**35. Your leaflet says, applications for membership must be approved by the Trustees. On what basis can application for membership be refused?**

To date, no application has been refused, but the Rules of the organisation provide that the Trustees have a discretion to approve or refuse membership. Membership will be linked to a genuine and sufficient link of the applicant with the area of benefit.

**36. If I become a member of shareholder, will I be liable if the organisation has a financial or other problem?**

No, EBCLT is a limited Company.

**37. What if I want to buy more than one share?**

Members may buy more than one share, however Members are individually identified and still only get one vote no matter how many shares are owned.

**38. Why do I have to tick boxes saying I consent to the use of my data?**

This is part of the legal data protection requirements which EBCLT has to comply with.

**39. What will EBCLT use my data for?**

If you give us permission to do so, EBCLT will use your data to keep in touch with you with news and information about EBCLT and to keep you informed about matters relating to membership e.g. notifying you of members meetings

**40. I would like to get involved – what can I do?**

Speak to one of the Trustees today, or get in touch via email at [info@eastbergholt-clt.org](mailto:info@eastbergholt-clt.org) or contact us via EBCLT website ([www.eastbergholt-clt.org](http://www.eastbergholt-clt.org)).