Stretham and Wilburton

Community Land Trust

A case study

April 2017
Stretham and Wilburton Community Land Trust (SWCLT) is a volunteer-led, democratic organisation set up in October 2012 to develop and own assets for the benefit of the communities in both Stretham and Wilburton.

The CLT wanted to develop the genuinely affordable homes, shared amenities and local jobs that are vital to a strong, vibrant and sustainable community.
It is governed by a board of Trustees and anyone can join the CLT as a member for just £1.

Why did local people decide to establish a CLT?
Pressure on house prices in Cambridgeshire is huge. As a result, many people are being squeezed out of communities that they feel strong personal connections to; it may be where their families live, where they grew up or where they work and educate their children.

As property prices and rental levels rose increasingly beyond the means of many local people, residents became worried that they were losing the vibrancy of their rural community, and becoming a commuter dormitory for the city of Cambridge. They felt a strong need to provide for those people with strong local connections to the area, who want to stay in their village and be a valuable part of village life, but who were becoming increasingly unable to afford it.

What is a CLT?
- Democratic, volunteer led organisation
- Established to develop community assets
- Often used as a tool to provide genuinely affordable housing for local people
- Controlled by members; local people who can join the CLT and have their say for £1

What does ‘genuinely affordable’ mean?
The government defines “affordable housing” as 80% of the market rate. However, many people still can’t afford homes at 80% of the market rate.

CLTs strive to provide homes at genuinely affordable levels, that is, the level that local people on local wages in their area can actually afford. For SWCLT this is even lower than 80% of market rates.
What did the CLT do?

They embarked upon a joint scheme with local developer Laragh Homes in 2012. The build began in 2015 for a 75 home development: Manor Farm.

Manor Farm Development

After establishing themselves in 2011, Stretham and Wilburton Community Land Trust turned their attention to their first project. They entered into negotiations with landowners and local developer Laragh Homes and in 2012 secured the site which was to become Manor Farm.

Manor Farm is a 75 home development, designed around a large village green and with extensive community amenities. Several of the homes have already been transferred to the CLT and are inhabited by local, CLT tenants. When the build is complete, a total of 23 homes will be owned in perpetuity and managed by Stretham & Wilburton CLT for the benefit of the community.
For further details please contact:
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The Manor Farm development will provide:
- New GP surgery for the village
- Woodland walk with edible planting
- Business units
- Village green
- Open green spaces
- CIL money for the Parish Council to reinvest in village services
- 23 affordable homes for local people
- 52 open market homes

Community assets will be owned and managed by the CLT, for the benefit of the wider community.

Who is eligible for CLT housing? What is a ‘local person’?

It is important to Stretham and Wilburton CLT that their homes are reserved for people with strong local connections to the villages. Decisions on who is or isn’t eligible are made using a CLT ‘Allocations Policy’.

The CLT’s current allocations policy prioritises those who have lived in one of the villages for over two years, those with family in one of the villages and those with local employment.

CLT homes are available on both an affordable rental and shared ownership basis. An important feature of CLT schemes, however, is that the homes remain in the CLT’s ownership in perpetuity. Therefore, any shared ownership homes are limited to 80% staircasing.