



WELCOME

29th January 2025
GENERAL MEETING

Members' Meeting to provide an update, develop a shared 'vision', and answer questions

AGENDA

1. Introductions - the Board
2. Where have we got to?
3. CLTs nationally
4. Questions
5. Table discussions
6. Next steps

Who are we?

SAMA CLT Board members:

- Local residents - Paul Rodgers; Charlotte Powell (Vice-Chair); Martin Lipson (Chair); Julia Whybrew; Alan Stubbersfield (Secretary)
- Supported by Fiona Brown, Co-operative Housing Hub

What has the Board done so far?

- Incorporated as a Community Benefit Society
- Met with Sean Woodcock, MP
- Met with Cherwell Housing officers
- Supported Hub aim to establish Oxfordshire funding pot
- Engaged with the national CLT network and other CLTs
- Commenced initial meetings with landowners of six potential sites

Membership

- Membership gives a single share in the CLT, and one vote.
- So far we have 38 members.
- Generous donations - £1,700 in bank
- Need to harness skills and experience of members (financial, management, legal, communication...)
- Local champions to spread interest
- Growing the Board

SAMA CLT's Vision Statement

To actively promote a sustainable, thriving and forward-looking community in the two parishes through the development, maintenance and protection of community-led housing, green spaces, community buildings and other assets in perpetuity for the current and future residents of our area.

Why do we need a Community Land Trust?

- Increasing numbers of people find it difficult or impossible to find a secure and affordable place to live; great shortage of social housing; many people have no access to affordable housing of any kind.
- One of the biggest needs is to provide land for affordable housing.
- CLTs offer a way to provide affordable land for housing and other local needs, permanently owned by the community, so it doesn't keep going up in value. This is done through an "asset lock", and legislative exemption from Right to Buy.
- CLTs can be part of an approach to providing mixed housing development including various forms of affordable housing, market homes, self-build...

CLTs nationally and locally

- So far 548 CLTs in England and Wales
- 1,965 affordable homes completed by CLTs
- 7,100 in the pipeline
- 8 CLTs in Oxfordshire – Hook Norton; OxCLT; Thame; Dorchester-on-Thames; Henley; Chinnor; Chipping Norton; SAMA – potentially 67 homes in initial pipeline

Housing needs survey

Housing Needs Survey of July 2024 results:

- 150 households responded (129 SA; 21 MA) – 31% response rate
- 97 respondents support developing affordable housing (plus 19 ‘maybe’s) in Steeple Aston; 9 support (plus 9 ‘maybe’s) in Middle Aston.
- 21 households completed Part 2: 20 households had a local connection to Steeple Aston and 1 household to Middle Aston.
- 11 would meet the allocation criteria : 5 want to rent – 3 x 1bed; 1 x 2-bed; 1 x 3-bed; and of 6 purchasing-- 1 x 1bed; 4 x 2-bed and 1 x 3-bed.
- Timescales: 1 now; 4 up to 3 yrs; 2 up to 5 yrs; 4 over 5 yrs.

Why now?

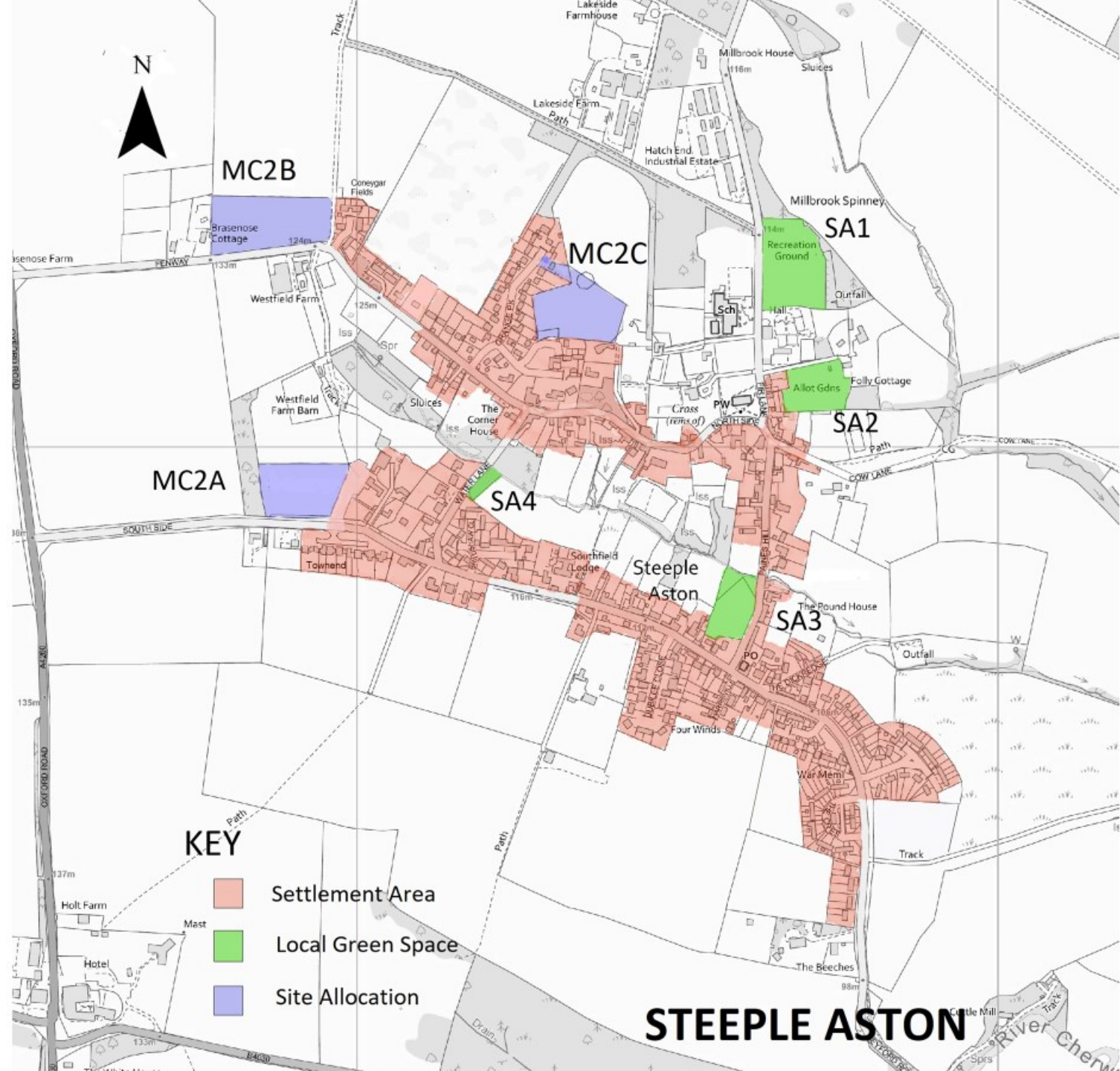
Parish Council supports two sites each of about 15 new dwellings, allocated in the Mid-Cherwell Neighbourhood Plan (MCNP)

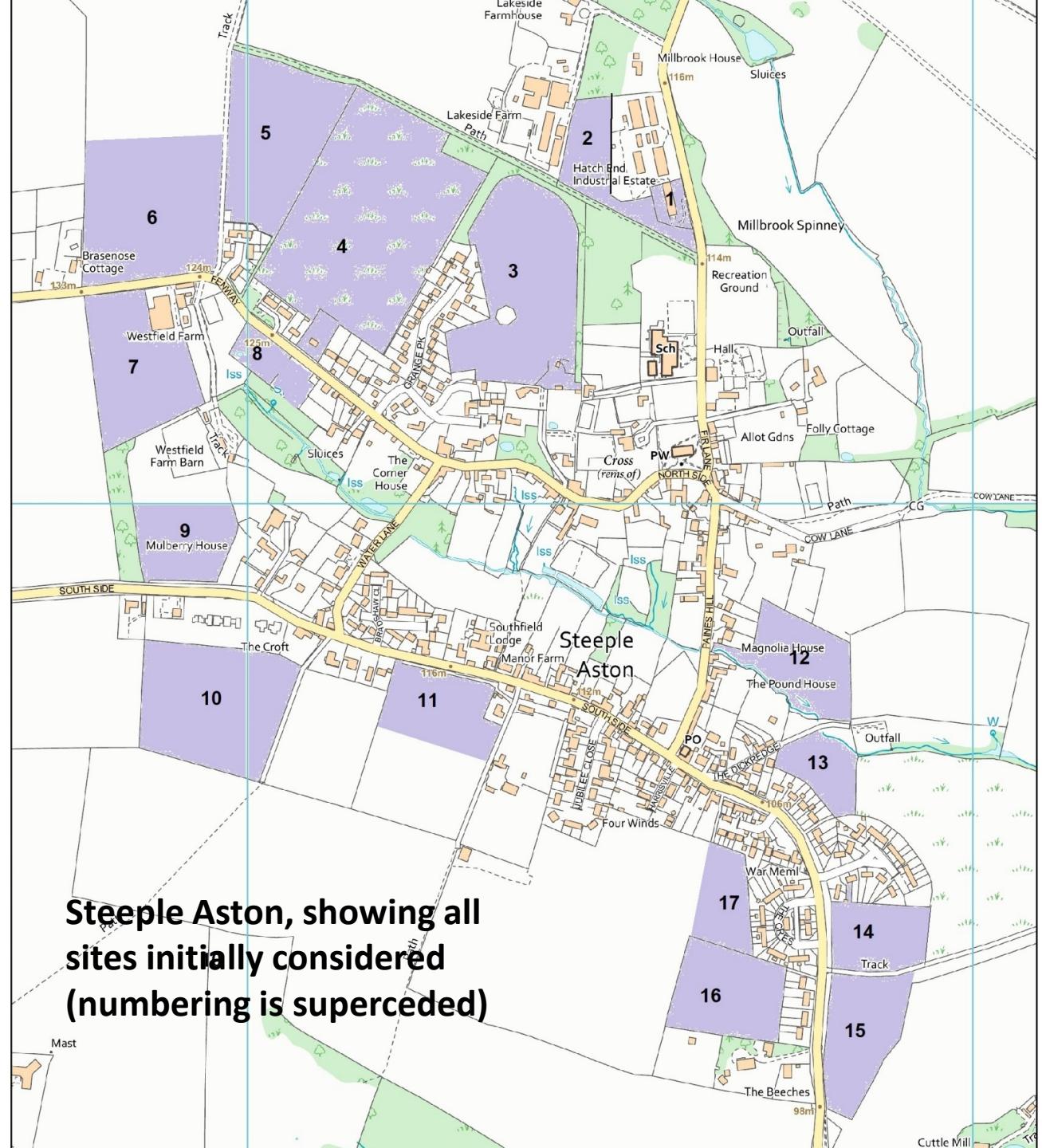
With some of the potential sites, there's an urgent need to enter option agreements with the landowners before commercial developers do so

There is recently-announced strong Government support for Community-Led Housing, including 'Community-led Exception Sites'

**POLICY MC2:
STEEPLE ASTON
SITE
ALLOCATIONS**

**POLICY MC6:
LOCAL GREEN
SPACES**





Steeple Aston, showing all sites initially considered (numbering is superceded)



Examples









QUESTIONS?



TABLE DISCUSSIONS

- **SCOPE:** are there other projects than housing that you would like to see us engage with? Can you prioritise them?
- **TIMESCALE:** should the CLT develop a medium- and long-term plan for the two parishes? If so, what should be considered?
- **HOUSING:** What is your vision for an initial housing scheme and what are the priorities?

In Conclusion.....

- **Communication: mailings, meetings,more?**
- **Thanks for coming. We will stay in touch.**

