

## At a Glance: Key Questions.

What is a Community Land Trust?

A Community Land Trust is a legal entity, like a Company or a Co-Operative, which holds assets, such as land, for a group of people. The Trust exists independently of its members and its assets cannot be sold on for profit but are held, in perpetuity, to preserve their use for a specific purpose.

Why are you promoting them for Gypsy and Travellers?

Local Authorities have a legal duty to provide sites for Gypsies and Travellers. Building new socially rented sites is very expensive. Community Land Trusts offer a way for individuals to create their own sites in a way which is affordable and gives great security for residents and their children.

What about loan repayments?

Each group will have put together a business plan early on to show what it can afford to repay. Repayment terms are designed to be flexible and manageable and there are various mechanisms to deal with repayment difficulties.

How do I apply?

**If you are interested in learning more, contact Mendip District Council and ask to speak to Lynden Clarke on:**  
**01749 648 999**

# Mendip Community Land Trust Scheme

FOR GYPSIES AND TRAVELLERS

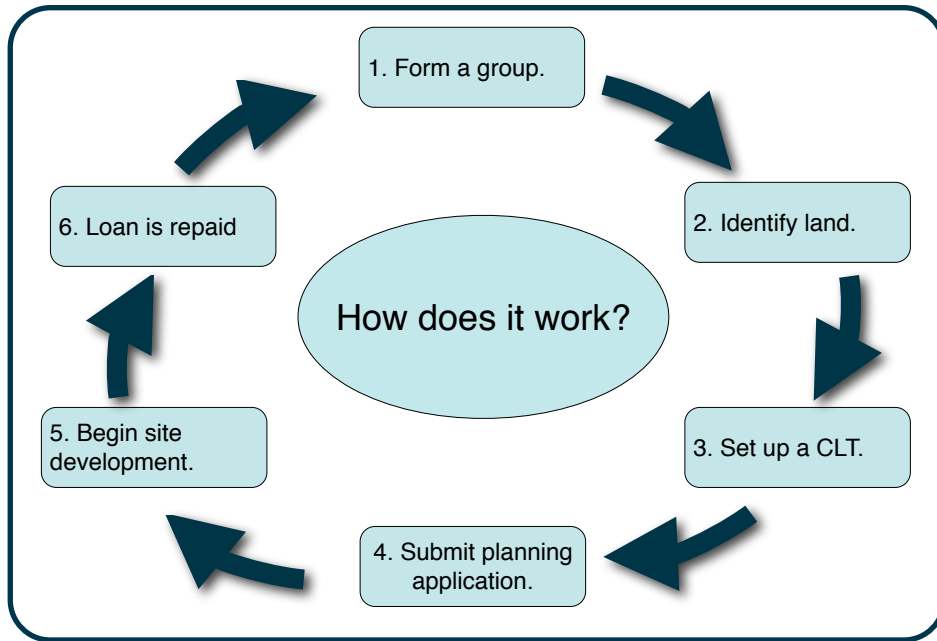
Enabling ownership and management of sites for the Travelling Community.

This leaflet is an introduction to the new scheme being offered by Mendip District Council for Gypsies and Travellers to establish, develop and own permanent residential sites within Mendip.

As an alternative to building large-scale Local Authority rented sites, the scheme offers a way for groups to set up small scale, family sized sites which are self managed and offer high, long term security for the residents.

The establishment of a network of small-scale, resident owned, self-built sites is the first stage of Mendip's new strategy for Gypsies and Travellers.

## How does the scheme work?



This is only a brief overview of how the scheme will work. For more detailed information on any of the stages it is essential to talk to the planning department of Mendip Council.

1. The first stage is to form a group composed of people who wish to live together. This can be friends or a family or a group of families.
2. Once formed, the group would work closely with the planning department of Mendip Council in looking for suitable land for a site.

3. The group would establish a Community Land Trust (CLT), which would enter an agreement with the landowner for the purchase of the land.
4. A planning application is submitted by the CLT, following discussion with the Planning Department.
5. When planning permission is gained then the land is bought and the site is developed in the way outlined in the planning application.
6. The loan repayments begin and the funds repaid are lent out again for other groups to do the same.

## At a Glance: Key Features.

### Affordable.

Sites are funded through renewable loans. This means that the costs of establishing and developing a site are covered. Repayments take place over an agreed term and money repaid is lent out to other groups to enable them to set up sites in the same way.

### Low Impact.

The scheme favours small sites rather than large developments. Landscape and community impact is thereby kept low and many schemes can incorporate sustainable links into the surrounding community.

### Long Term

Community Land Trusts hold assets in perpetuity for a specific purpose. That means that a site set up as a CLT cannot be sold on for personal profit but is held as a site for future generations to enjoy and live on.

### Ownership

Sites set up as a Community Land Trust are owned and managed by the residents, not the local Council. Just like any other landowner, residents are free to design and manage a site in an independent manner.