



Setting the Scene 2010

Lyvennet Community Trust
Company No 06996964
Charity No

Registered Office
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Lyvennet Community Trust would like to thank everyone for their support and assistance in writing this Business Plan.

Particular thanks go to David Brettell of Hands-on-Help for Communities and Andy Lloyd of Cumbria Rural Housing Trust for their help, support and professional guidance.

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1 INTRODUCTION

1.1 Plan Objectives

The Lyvennet Community Trust is a new community led organisation looking to encourage and deliver positive change in the area known as the Lyvennet Valley in response to the Lyvennet Valley Community Plan. This Business Plan provides the Trust with a working document to guide its work over the next 3 years.

The plan provides information on the birth of the Trust and highlights the external factors, which have influenced and shaped its creation. It acts as a baseline document to support future activity and performance.



1.2 Methodology

The plan has been developed following the burst of enthusiastic activity generated by its founding steering group made up from local residents and key partners. The Trust continues to talk with its community through a range of mediums.

1.3 Readership

The readership of this plan will be varied. Primarily it is for the community, the Trust will work within. As well as detailing the Trust's priorities over the next three years, it aims to encourage greater community involvement and partnership working. The plan will also be used to report to funders and partners and attract grant and investment support.

2 LYVENNET VALLEY

The purpose of this section is to provide an overview of the Trust's working area, often referred to as its "area of benefit". The information represents extracts from the *Lyvennet Valley Community Plan* published in May 2009 and information gathered in a 2008 *Housing Needs Survey*.

The ***Cumbrian villages*** of Crosby Ravensworth, Maulds Meaburn, Kings Meaburn and Reagill form an area known as the Lyvennet valley. All four villages are linear settlements, with the Pennines on one side and the Lakeland Fells on the other. Each settlement possesses its own distinctive character and charm. Needless to say the Lyvennet valley is named after the river that flows through it from its source on Crosby Ravensworth fell. The four villages and surrounding rural area fall within the two Parishes of Crosby Ravensworth and Kings Meaburn.

The ***resident population*** of the Lyvennet Valley area is around 530, spread over 27 square miles. The population data provided in the Community Plan shows a heavy concentration on "middle-age", with 37% of the residents aged between 46 and 65, and 15% between 66 and 84. Just 9% of the population are aged between 21 and 35.

The ***economic picture*** of the area is based largely around agriculture. Whilst registered unemployment is very low – well below the national average, wages are also low and there is anecdotal evidence of under-employment. Around 42% of the eligible adult population are in full or part-time employment and 35% in full time or part-time self employment. 17% of the population is in various levels of education. Most of the businesses in the area are very small, employing 1-3 people. No business in the area employs more than 6 people. One factor raised in the Community Plan, by a minority of business respondents, was limited work space for expansion.

The ***housing*** stock of the area is dominated by detached housing. Property prices in the Crosby Ravensworth Parish and its surrounding district are, in most instances, well beyond the means of most local people unless they have existing capital to invest or sufficiently high incomes. The housing needs survey indicated that there is an affordable housing requirement within the community from first-time units to family and retirement homes.



Crosby Ravensworth © Simon Ledingham

There is also an interest in a mixture of rented, shared equity and self-build options. In 2008, the survey showed demand for 23 units in the next five years.

Public **transport** is very limited. There is a high reliance on car travel. Accessing nearby towns at practical times is very problematic. For various reasons, ranging from the pragmatic and economic to the environmentally considerate, shared transportation is a very valuable community resource; it is particularly important facility in rural areas. Within the Lyvennet Valley area there are four organised providers of shared transportation, The Car Share scheme, the Minibus Brokerage scheme, Rural Wheels and the Fell Runner Bus Service. Currently these services are geared to serve particular needs and don't support commuting.



Maulds Meaburn

© Simon Ledingham

Whilst a mobile phone is the **communication** tool of choice, reception in the area is poor to non-existent and so support for public telephone services is strong. Television and digital radio reception and broadband connectivity is mixed but with a significant number of dissatisfied customers.

The monthly **local newsletter**, *The Lyvennet Link*, informs and entertains households within the area and is the principle source of local news and announcements. It is widely read and well supported.

Education services are provided by Crosby Ravensworth C.of E. primary school which is thriving and successful, with 43 pupils from the Crosby Ravensworth, Maulds Meaburn, Reagill, Kings Meaburn catchment area. On four occasions in the week they operate a nursery service. Secondary education is provided by Appleby Grammar school which is seven miles away and is serviced by a school bus. The school provides education to "A" level standards and has an excellent reputation for academic results and pupil welfare.

The area has a range of **community facilities** with Crosby Ravensworth's village hall and chapel community room being the most popular venues for recreational activities. There are also village halls in Reagill, Kings Meaburn and a partly completed hall in Maulds Meaburn. Two post offices remain, one in Kings Meaburn and one in Maulds Meaburn both with restricted opening hours.

There is now only one public house in the area, the White Horse in Kings Meaburn, the Butchers Arms in Crosby Ravensworth having closed in September 2009 and currently for sale. A parish archive is available in Crosby Ravensworth. There are two religious buildings in the area, St Lawrence's C.of E. Church and the Methodist chapel both in Crosby Ravensworth.

Responses to the Community Plan questionnaire indicated a high use of **public space and footpaths**, a strong desire to protect the **environment** and an encouraging belief that the residents can reduce the impact of climate change.

Health care is limited. The nearest hospital and doctors surgeries are about 15 and 4 miles away respectively. A First Responders voluntary service operates in Crosby Ravensworth. Fund-raising continues to pay for defibrillator packs to be placed in various locations to speed up their response times. There is now an emergency box of medical supplies in Crosby Ravensworth and Maulds Meaburn.

There is limited **shopping** in Shap some 4 miles from Crosby Ravensworth. More extensive facilities are available in Appleby, some 7 miles away and the nearest large supermarkets are in Kendal or Penrith at 15 miles.



Kings Meaburn

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3 LYVENNET COMMUNITY TRUST

3.1 Background

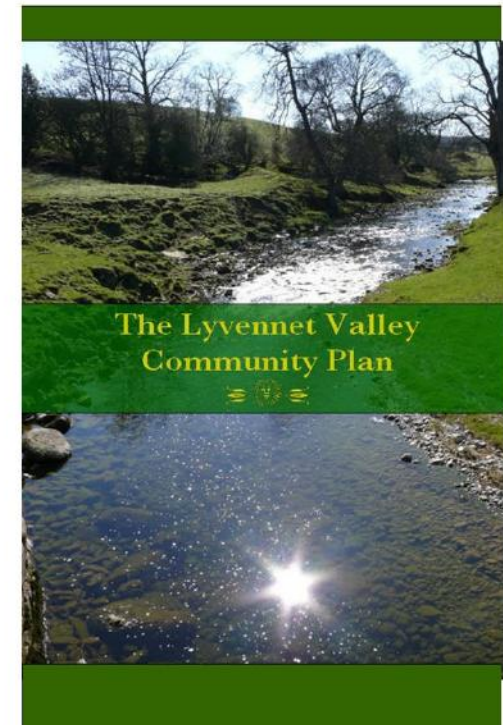
In March 2007, in response to the Government's White Paper *Our Countryside: The Future - A Fair Deal For Rural England*, a steering group began researching the Lyvennet Valley Community Plan. The Plan was officially launched to the community in May 2009.

The shortcomings of the local housing stock and the important part housing plays in supporting a sustainable community were messages received time and time again. In response, a Housing Needs Survey for the area was commissioned by Impact Housing Association in February 2008 and carried out in conjunction with the Community Plan survey.

In January 2009, an open community housing meeting, chaired by the Parish Council, brought interested locals up to date with the outcomes of the Parish Housing Survey, and introduced the concept of Community Land Trusts (CLT).

A steering group was duly formed comprising County, District and Parish Councillors, along with interested representatives from the community. The remit of the group was to explore the provision of local affordable homes via a CLT.

The steering group was supported by the Cumbria Rural Housing Trust, CLT officer, who provided information on the CLT concept in addition to supporting initial scheme development. The group soon acquired a good working knowledge of the delivery elements of a CLT type project with members of the group attending various CLT information sessions. In August 2009, the Lyvennet Community Trust (LCT) was incorporated as a company limited by guarantee and is now seeking charity registration.



3.2 Objectives

As stated within the constitution of LCT, the objects are as follows:-

... the support or promotion of any charitable purpose for the benefit of the community in the area of the Lyvennet Valley incorporating the parishes of Crosby Ravensworth and King's Meaburn (the 'area of benefit') and any or all of the following :-

- 1. the provision of affordable housing for those in local need*
- 2. the advancement of citizenship or community development;*
- 3. the advancement of environmental protection or improvement;*
- 4. the relief of those in need by reason of youth, age, ill health, disability, financial hardship or other disadvantage;*
- 5. other purposes recognised as charitable under the existing law and any new purposes which are similar to another prescribed purpose*

3.3 Mandate for Action

The Lyvennet Valley Community Plan and the Housing Needs Survey have provided the Trust with clear priorities for its work. Although the housing survey was completed in January 2008 it is recognised that there will be turnover in the group of local residents requiring affordable housing. Needs may increase or decrease and the overall figure continues to be monitored through local contacts. It is intended to develop any housing in planned delivery phases, as would be normal practice with a Housing Association approach.

Although the Trust is initially focusing on the provision of affordable housing within the village of Crosby Ravensworth, its aims are more widespread in terms of both the area of benefit and community support and development. By engaging with all groups in the area, the Trust aims to ensure that all individuals in the community have the opportunity to help, support and influence the future shape of the Crosby Ravensworth & Kings Meaburn Parishes. The Trust is also focused on ensuring the continued hard won **service centre**¹ status and in increasing facilities and services locally available.

¹ Eden District Council Core Strategy - Local Service Centres have a role to play in accommodating new development but on a scale in keeping with their character and community need. These are defined as settlements with a range of services and public/community based transport facilities where sustainable development can take place. The services required to be declared a Local Service Centre are: (A) To have a public/community transport link to a larger centre. And (B) to have two out of three of the following: 1. A shop or post office. 2. A primary school. 3. A village hall or pub.

3.4 Community Accountability

The Trust is run by an executive committee of up to 11 Trustees. There are three categories of Trustees,:-

1. Those elected by the members of the company at its Annual General Meeting – maximum of three.
2. Those nominated from agreed named organisations, such as the Parish Council, Village Hall committee
3. Those co-opted onto the committee by the first two groups. There is a limit to the size of this last category in that it must not exceed a third of the total number of Trustees.

General membership of the Trust is open to any individual or organisation who supports the objects of the Trust and who applies and is approved by the committee. Membership of the Trust provides the ability to vote at annual general meetings.

The Trust committee meet on a monthly basis to develop their projects. Minutes of the meetings are available via the Trust members and will be uploaded onto the website www.lyvennetcommunitytrust.org.uk once developed.

3.5 Skills and Knowledge

The LCT trustees have a very high level of skills and include:

- Company director,
- Business development manager/civil engineer,
- Business consultant,
- Chair Parish Council,
- Vice Chair Eden District Council,
- Parish Councillors,
- Solicitor,
- Surveyor,
- Retired farmer,
- Local business owners.

In support of its first object – the provision of affordable housing to those in local need - trustees have sought to gain a good understanding of the subject and have undertaken self-training sessions including a day visit to Wooler, Northumberland to see the work of the Glendale Gateway Trust. The day in Wooler also included a presentation from the Holy Island of Lindisfarne Community Development Trust on their housing schemes.

3.6 Trust Policies

The Trust has developed and introduced various policies, which will direct its operation; these include an Equal Opportunities Policy and a Conflict of Interest Policy. Further policies, including an Environmental Policy will be created as the Trust grows and begins its work.

3.7 Communication & Marketing Strategy

The Trust has started communicating its objectives to the local population via articles in the *Lyvennet Link*, the local monthly community magazine delivered to all Parish households. An open community meeting was also held in November 2009 to update the community on progress and further meetings will be held at key development milestones.

In addition, the Trust is working to keep the full spectrum of age groups in the community engaged. In October 2009 a competition was run in the Crosby Ravensworth Primary School with 2 age groups involved; the 1st group drawing a picture of the house they would like to live in and 2nd group writing a letter of support for housing. The winning children, from 34 entries, were awarded prizes at the school assembly on 16th November 2009.

The LCT has a registered domain name, www.lyvennetcommunitytrust.org.uk, and has started to develop its initial proposals for web site layout.

3.8 Financial Overview

The Trust employs no staff. It has opened a bank account with the Cumberland Building Society and there are four authorised signatories with two signatures from the four required to sign a cheque.

The Trust is supportive of the concept that money entering a community is spent more than once. Often in rural communities money spent quickly leaves via external businesses and contracts. The LCT intends wherever possible to utilise local suppliers and professional services, this being an intrinsic element of the Trust's community support aspirations.



Public meeting to update community – November 2009

The financial policies will provide direction to the Treasurer in managing the LCT's finances. Invoices will be paid in line with pre agreed terms and conditions and payments will be made within required timescales

In addition to a current account, a web based reserve account will be operated to maximise interest to put back into the work of the Trust.

3.8.1 Financial Situation

As a new organisation the resources expended to get to where they are now have been volunteer input from individuals, direct donations to cover itemised costs and in-kind support from partners. Crosby Ravensworth Parish Council has recently given the Trust a donation of £1,000 and a grant of £2,500 has been secured from the Tudor Trust CLT Fund to develop the Cumbria Stoneworks project (see 5.2.1).

4 STRATEGIC CONTEXT

4.1 Background

The Lyvennet Community Trust will not achieve its successes working in isolation. Similarly, the shaping and prioritisation of its plans have been much more than an “in-house” process. In addition to the Trust being a “partnership organisation” bringing together the views of community individuals, organisations and local stakeholders, it is looking to actively engage in wider government led initiatives and programmes.

The Trust recognises that wider sub-regional and regional perspectives affect the issues it is tackling; be they economic, environmental or social.

This section of the LCT “Setting the scene” document builds on the contents of the local Community Plan and highlights some of the wider plans, strategies and partnerships the Trust will work with in achieving its objectives.

4.2 Trustees Role

Whilst the existing Trustees have a range of skills and knowledge, improvements in specialist skills and performance of individual Trustees will be developed through training and personal development. In addition to the guidance provided by the Charity Commission and Companies House, the Trust is looking to establish internal working guidelines informed by the Local Authority and supported by a Housing Association partner.

The Trustees also participate in representing the organisation at a wider level such as Eden District and County.

4.3 District Level

4.3.1 Eden District Council

The Trust benefits from the enthusiastic support of Eden District Council’s (EDC) Housing, Planning and Economic Development Officers and the Council’s Housing Portfolio Holder.

Eden District Council’s Local Development Framework aims to streamline the process of land use planning and make it proactive and positive. Community and stakeholder involvement is vital to this process. The Trust has already had input into this process and aims to play its full part in the shaping of the Local Development Framework.



Eden District Council's strategy in its Local Plan is to seek to support local communities and the services and facilities upon which they are dependant. The Eden Local Plan makes allocations for housing land which relate to existing settlements, are of a scale that respects the aspirations of the local community and which takes account of the development of local services.

Eden District Council are supportive of a the LCT Community Land Trust approach, see letter of support at Appendix A

4.3.2 Lake District National Park Authority (LDNPA)

Crosby Ravensworth has been designated a key service centre on the edge of the Lake District National Park. Whilst not currently within the park area, LDNPA actively supports the CLT model and was the prime funder and instigator of the Cumbria CLT Officer Post which has helped get LCT off the ground.

Crosby Ravensworth sits within the Orton Fells, a special landscape that people recognise and value, but as yet is not formally protected at national level. In May 2009, Natural England identified possible extensions to the Lake District and Yorkshire Dales National Park boundaries which could include the Orton Fell - see map at appendix B It is anticipated that the area will at some time be incorporated into one of the National Parks or will be designated an Area of Outstanding Natural Beauty.



4.3.3 Housing Associations

In advancing the Trust's plans for the development of a housing scheme at the Cumbria Stoneworks site (see 5.2.1) the Trust has entered into a partnership with Eden Housing Association for the development phase of any affordable housing provision in the two parishes and this has been formalised with a Memorandum of Understanding (Appendix C).

The Trust recognises the need for support in the areas of scheme design to Homes and Communities Agency (HCA) standards, access to the HCA's Investment Management System (IMS) and possible housing management services. The provision of professional support and guidance will also be a key aspect of this agreement.



4.4 County Level

4.4.1 County Council

Cumbria's Local Authorities state their support for innovative affordable housing delivery via CLTs in the Sub Regional Housing Strategy. This is in line with encouragement from central government to foster Community Empowerment and active citizenship and the CLT model specifically. The County Council Plan 2009 – 2012 details the following as some of its key objectives:-

- Support the provision of balanced housing markets and more affordable homes
- Improve sustainable access to services and facilities
- Enhance the opportunities for people and communities to influence decisions and services

4.4.2 Cumbria Vision

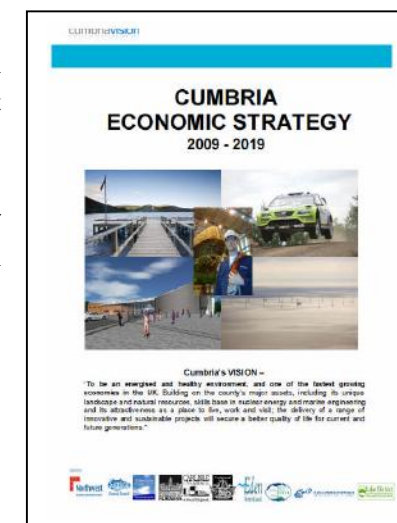
Cumbria Vision is the sub-regional partnership established by the Northwest Regional Development Agency in 2005 to galvanise public and private sector stakeholders and bring a single direction to Cumbria's significant regeneration agenda, which spans both urban and rural concerns.

Cumbria Vision and partners have produced the Cumbria Economic Strategy – a document which sets a clear direction for the next 10 years; and the Sub-Regional Action Plan - which contains 20 priority regeneration projects that will either progress or be completed over the next 3 years.

The Action Plan focuses on 2 key priorities:-

1. The new opportunities of energy and the low carbon economy
2. Raising the attractiveness of destination Cumbria as a place to live, invest, work and visit.

The agenda is primarily focused on economic and employment growth with little to no support for the housing agenda.



4.4.3 Housing Market Assessment

The Cumbria Strategic Housing Market Assessment 2009 covering the south Eden Valley area, includes the following headline findings:

- Wider commuting patterns but a level of self-containment around the market towns
- High levels of self employment and good level of economic activity. However, *dependence on lower paid industries*
- *Risk of out-migration and increased commuting for better pay*
- House prices in some areas comparable to the Lake District National Park and *unaffordable to local people*.
There is a high proportion of homes owned outright and *low proportion of social rented housing*
- There is a mixture of people wishing to downsize and others requiring larger properties.
The *lack of affordable housing* is hindering the flow and supply and demand.
- The effect of ageing population on the supply of housing needs attention
- Support and lack of services within walking distance may become an increasing issue for the elderly within rural areas.
With younger people finding it increasingly difficult to remain in villages the elderly may become more isolated.

4.4.4 Cumbria Community Strategy

The Cumbria Agreement is a 3-year plan ending on 31st March 2011 that sets out key improvement targets for Cumbria. Achievement of these targets aims to show progress towards achieving the long-term outcomes agreed in the Cumbria Community Strategy 2008 - 2028.

The Agreement contains 35 “designated” targets which have been agreed with Central Government, through Government Office North West (GONW). Some of these are statutory targets focus on education and early years. Other “local targets” have been agreed as priorities amongst partners in Cumbria.

These local targets include the need for more affordable and sustainable built homes¹ and the need to ensure essential services are accessible to all through sustainable transport choice and community travel schemes.

In September 2009, a very constructive meeting took place with County Council Officers, LCT Directors and the Cumbria CLT Officer which explored the strengthening of bids to the HCA, the making of surplus land available and providing loan/HCA grant guarantees. Further meetings will explore these areas in more detail.

¹ NI154 – Net additional homes – 1796 per year countywide

NI155 – Number of affordable homes delivered 300 in 2009/10 and 350 in 2010/11

4.4.5 Voluntary & Community Sector

LCT is developing links with the wider voluntary and community sector organisations with whom they will work. This includes Cumbria Rural Housing Trust (CRHT) and the Cumbria officer of the Development Trust Association (DTA). CRHT has worked with the Trust to provide both the Housing Needs Survey evidence of local need, and general information on affordable housing delivery and the CLT model.



The Cumbria Agreement (4.4.4) also includes a commitment to support the people who are passionate about the strength of their communities, evidenced by high levels of volunteering, self-help and community activism. Cumbria bucks the national trend of individuals withdrawing from civic society. Cumbria enjoys volunteering rates at around 1:3 of the population contrasting with a national figure of less than a quarter

Cumbria has the potential to further build on this strength and nurture those who contribute directly and personally to their communities. Fostering and investing in active, engaging, self-help promoting communities will underpin achievement of the entire strategy for Cumbria. The aims and work of LCT with their social enterprise objectives and desire to create community owned assets, fits in well to achieving these types of targets.

4.5 Regional Level

4.5.1 North West Regional Development Agency

The Trust operates in the North West Regional Development Agency's area. Effort has been made to develop good contacts and understanding for their work with the agency but as yet this task is in its infancy.

4.5.2 Homes & Communities Agency (HCA)

The Trust has made great effort to engage with the HCA's regional area office. This has included meetings with regional investment staff. The Trust is aware of the need to approach the HCA through its new 'Single Conversation' process whereby stakeholders across the County must agree where investment should be made.

The recent award of a social housing grant from the HCA's National Affordable Housing Programme to the community trust on the Holy Island of Lindisfarne, has set the benchmark for other CLT's. The grant of £212,000 supports the building of four homes for rent to local residents. LCT in its discussions has in principal agreement to funding, obviously subject to complying with the full remit of HCA requirements.



4.5.3 Rural Proofing

Rural Proofing is a commitment by Government to ensure that all its domestic policies take account of rural circumstances and needs. It is a mandatory part of the policy process, which means that, as policies are developed, policy makers should systematically:

- Consider whether their policy is likely to have a different impact in rural areas, because of particular rural circumstances or needs;
- make proper assessment of those impacts, if these are likely to be significant;
- adjust the policy, where appropriate, with solutions to meet rural needs and circumstances.

As an organisation working exclusively in rural Cumbria, the Trust is keen to ensure that the government policy of Rural Proofing is effectively delivered. Cumbria County Council is committed to thinking rural and supporting rural communities.

5 TRUST ACTIVITY

5.1 Introduction

Previous sections of this Business Plan have described how the Trust has been created as a community partnership aimed at delivering a range of projects highlighted in the *Lyvennet Valley Community Plan*. This section will give an overview of future work planned. Individual projects will be subject to specific business plans.

5.2 Affordable Housing

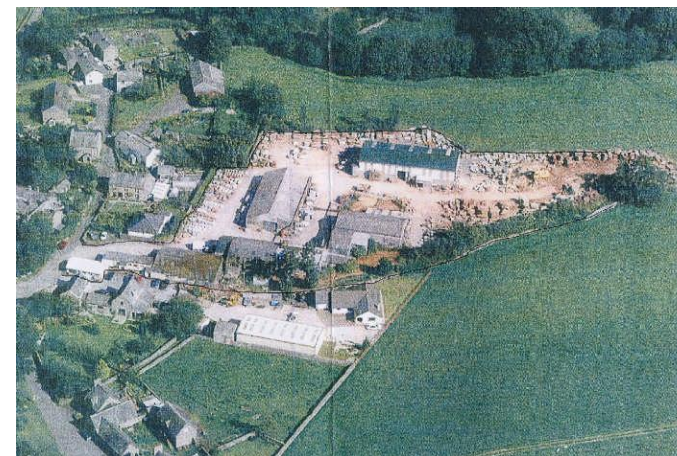
The delivery of an affordable housing project is the priority for the Trust. In support of this priority, a lot of work has been put into identifying housing need in support of local strategies. In addition various potential development sites and options have been explored.

5.2.1 Cumbria Stoneworks - Marshalls

The Cumbria Stoneworks site, on Silver Street, Crosby Ravensworth ceased operating in 2003 and has lain dormant since this date. Numerous attempts to sell the site by the current owners Marshalls plc, for industrial or commercial use have failed.

In September 2008, Marshalls took the decision to apply for outline planning permission from Eden District Council. This submission was based on 19 houses with only 8 available for social rent. The planning authority requested a contamination survey of the site and this has been completed and signed off in early May 2009. No contamination was reported. Further bat and owl surveys have also been completed. A section 106 local occupancy agreement has been drafted and is lodged for agreement with the District Council. It is likely the site will require the minimum of 50% affordable properties.

The Trust has been in contact with Marshalls for a many months and has registered interest with them in purchasing the site and developing an 18-20 unit housing scheme. Feasibility work and Business Plan development of this project is now underway with the help of a grant from the CLT Fund managed by the Tudor Trust.



Cumbria Stoneworks site

5.2.2 Others Potential Development Sites

A further 24 greenfield infill sites have been identified in Crosby Ravensworth and Maulds Meaburn and planners from Eden District Council have given an in principal “green light” to their potential as exception sites.

5.3 Other Trust Activity

The recently closed Butchers Arms public house, the lack of shop, and provision of facilities and activities for the younger generations also provide further potential for the Trust. Some of these issues are included in the recently completed Action Plan - the output from the Community Plan survey, which highlighted some 42 key issues.

A joint open meeting held on 20th November 2009, with the Community Plan Steering Group, provided an opportunity to update the community on LCT progress and provided an opportunity for residents to vote on the top 10 issues, which were originally highlighted through the Community Plan survey. Affordable housing was one of the ten key issues for 81.6% of those attending the meeting. The top ten issues were:



Local Residents vote for their top ten issues

- | | |
|---|--|
| 1. Exploring the viability of an Anaerobic Digestion Plant | 6. Crosby Ravensworth Village Hall |
| 2. Affordable Homes to ensure ongoing viability of community and community services | 7. Rebuild, furnish and equip Maulds Meaburn Village Institute |
| 3. Crosby Ravensworth Agricultural Show (2010 will be the 140 th event) | 8. Developing First Responders in an area 30+ miles for A&E (extending the area covered by existing service) |
| 4. Crosby Ravensworth Primary School | 9. St Lawrence's Parish Church |
| 5. Provision for young people | 10. Save the pub |

Interestingly, with the exception of the Anaerobic Digestion Plant, all the other top ten issues are supported by affordable housing and the potential subsequent growth in the community.

The Community Plan Steering Group is now starting to progress action plans for the top issues and the Trust will be closely following developments and supporting activities where they fit with the LCT aims.

Appendix A – Eden District Council Supporting Letter

Your reference:
Our reference: AR/MEH/
Enquiries to: Mrs A Rogers
Direct Dial: (01768) 212364
Date: 17 December 2009

Eden
District Council

Mansion House Penrith Cumbria CA11 7YG
Telephone: (01768) 212364
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Internet: www.eden.gov.uk
Email: env.health@eden.gov.uk

Ms Jacqui Walsh
Senior Investment Officer
Homes and Communities Agency
Homes and Communities Agency (Manchester)
4th Floor, One Piccadilly
MANCHESTER M1 1RG

Dear Jacqui

Lyvennet Community Trust

Eden District Council supports the concept of Community Land Trusts as a vehicle for the delivery of affordable housing for local people in rural areas. The Council has contributed to the post of CLT development officer, for the purpose of promoting the CLT model and supporting a 'bottom up' approach to the delivery of affordable housing to meet the needs of rural communities.

The provision of affordable homes in rural areas to meet the needs of local people is one of the Council's key Corporate Objectives and is one of the priorities identified within the Cumbria Housing Strategy.

As a result of previous experience of enabling affordable housing in rural communities the Council has recognised the merits of a community led approach to the development of affordable housing and the benefits of community 'buy in' to a scheme at the very earliest stage. This approach also delivers added value by allowing a mix of tenures and sub market home ownership models, such as self build, which is not always possible on purely RSL led affordable housing schemes, but which contributes to the sustainability of the village and meets a range of evidenced housing need.

The Lyvennet Community Trust (LCT) is made up of community representatives with occasional support from officers from Eden District Council, RSLs and the CLT Development Officer.

A Housing need survey was carried out by Cumbria Rural Housing Trust in 2008 which identified a strong need for affordable homes for both rent and intermediate home ownership within the Parish of Crosby Ravensworth. Since then a brownfield site has become available which the Council considers acceptable in planning terms for the development of affordable housing to meet the identified need within the village.



S Huddart BSc CEng FICE MIMgt
Director of Technical Services



The LCT has a good working relationship with a local RSL who will act as Development Agent and also, potentially, as managing agent for any completed affordable homes for rent. The LCT will work with the Council to develop a letting and allocation policy that is fair and flexible and meets the housing needs of the wider community.

The Council intends to continue to support the LCT and any other community based group wishing to establish a Community Land Trust in order to meet evidenced local need. As previously referred to in this letter rural affordable housing is a key strategic objective for the Council and this will be reflected in the Investment Plan for Cumbria.

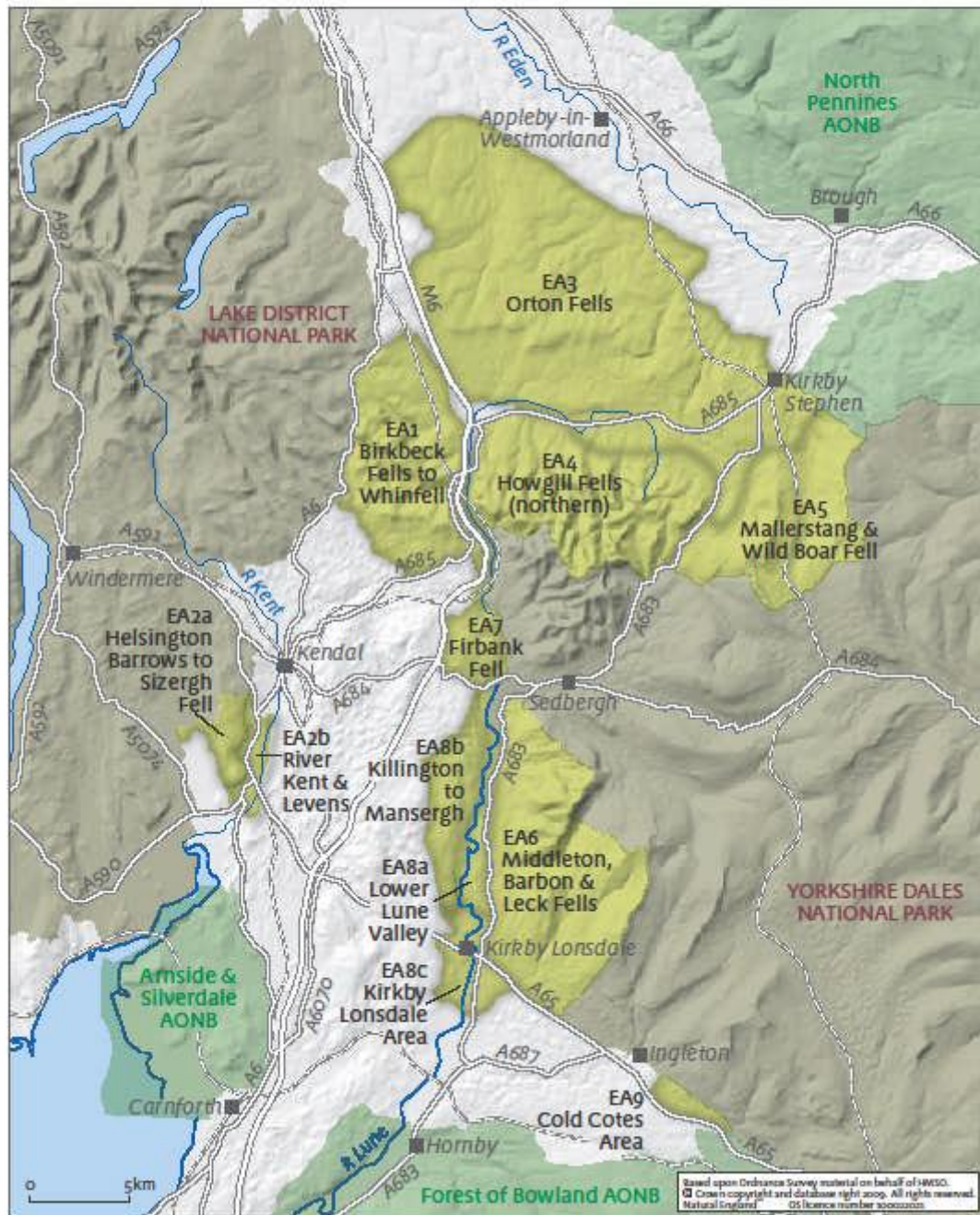
I hope that the Homes and Communities Agency will consider this proposal favourably. Should you wish to contact me regarding the Council's commitment to this initiative, please contact me on the number given and I will be happy to meet with you to discuss it further.

Yours sincerely

Mrs A Rogers
Housing Enabling Officer

Appendix B – Natural England Map

Broad areas being considered as
new protected landscapes



Appendix C – Memorandum of Understanding (Eden Housing)



Memorandum of Understanding (Memorandum)



Between Lyvennet Community Trust and Eden Housing Association

Introduction

- A 1 The aim of this Memorandum of Understanding (Memorandum) is to set out the framework for the working relationship between the Lyvennet Community Trust (LCT) and Eden Housing Association (Eden HA).
- 2 The memorandum is associated with the development of affordable housing sites within the Parishes of Crosby Ravensworth and Kings Meaburn and in particular the Cumbria Stoneworks Site, Silver Street, Crosby Ravensworth
- 3 This memorandum sets out the roles and expresses the convergence of will between both organisations, a common line of action and a workable division of undertakings for the development of the site in A2 and serves to express the undertaking by both organisations.
- 4 The LCT and Eden HA recognises that each organisation is distinct and unique. Accordingly this Memorandum sets out to shape the relationship between these two organisations and communicate clearly and unambiguously how each organisation will successfully work together and alongside one another in developing a project on the site in A2.
- 5 The Memorandum sets out principles that LCT and Eden HA will agree to follow in the course of day-to-day working relationships. The Memorandum may need to be supported by protocols and other documents not included here which set out in more detail operational considerations of how the two partners will work together.

Partners to the Memorandum

- B 1 The LCT is an independent registered company established in August 2009 with the following objectives:

... the support or promotion of any charitable purpose for the benefit of the community in the area of the Lyvennet Valley incorporating the parishes of Crosby Ravensworth and King's Meaburn (the 'area of benefit') and any or all of

the following :-

1. *the provision of affordable housing for those in local need*
2. *the advancement of citizenship or community development;*
3. *the advancement of environmental protection or improvement;*
4. *the relief of those in need by reason of youth, age, ill health, disability, financial hardship or other disadvantage;*
5. *other purposes recognised as charitable under the existing law and any new purposes which are similar to another prescribed purpose*

The LCT will register with the Charities Commission as soon as funding levels permit.

- 2 Eden HA is a Registered Social Landlord with full and proven Development Status, holding the four required green lights for Management, Governance, Development and Financial standing, as required by the Homes and Communities Agency (HCA).

Objects of our Collaborative Working

- C 1 In developing the site as outlined in A2, The LCT seeks to explore the funding opportunities presented by the programmes administered by the HCA.

In support of this funding opportunity the LCT seeks guidance and development support from Eden HA.

- 2 Eden HA will offer guidance to the LCT in accessing and utilising funds from the HCA. LCT also seeks the services of Eden HA connected with (for example):-

- Grant funding
- Land banking proposals
- Scheme Design to HCA required standards
- IMS access
- Development services
- Housing Management services
- Trust and Trustee mentoring and support

At an agreed point / or for agreed tasks the LCT and Eden HA will formalise the MoU into a contract. This will allow Eden HA services to be paid for as part of the scheme costs.

- 3 When required, the LCT will directly engage the services of appropriately qualified personnel to undertake all aspects of the Development, and ensure that all necessary legislation as required is adhered to - including all necessary insurances, health and

- safety requirements and building regulations.
- 4 The LCT will handle all financial transactions connected with the project
- 5 The LCT will utilise Eden HA's experience and knowledge in the selection of the required consultants; architect, structural engineer, code assessor etc. The consultants will be directly appointed by LCT.

Guiding principles of partnership working

- D 1 Having a mutual understanding of the aims and values of both parties, each organisation will endeavour to undertake no action, which could be to the detriment of any party in terms of professional integrity, high ethical standards and industry reputation.
- 2 The LCT and Eden HA will be open and transparent in their dealings with each other.
- 3 In carrying out their activities in support of this Memorandum the LCT and Eden HA will inform the other as soon as reasonably possible of any matters that may require action or a response from one or the other.
- 4 The LCT and Eden HA will keep each other fully informed about developments in their approach and methodologies in which the other may have an interest

Arrangements to Underpin Partnership Working

- E 1 The LCT and Eden HA will work collaboratively on any future affordable housing development in the Parishes of Crosby Ravensworth and Kings Meaburn
- 2 The project will be managed by a working group which will meet on a regular basis. The LCT will act as secretariat to the working group.

Eden HA will attend the working group as requested or provide reports to the group.

Between working group meetings communication will be co-ordinate between

LCT – David Graham (Chair LCT)

Eden HA – Lynn McKenzie

If, due to holiday, illness or unforeseen circumstance, either of the above named persons is not available, the respective organisation shall immediately inform the other and nominate a replacement person.

- 3 The LCT and Eden HA will ensure that they give each other adequate warning of and sufficient information about any planned announcements to the public that the other may need to know of.
- 4 The LCT and Eden HA will seek to involve each other in the development of planned announcements, including sharing drafts of their proposals and publications, as early as possible where they will have a direct impact for both

- organisations.
- 5 The LCT and Eden HA will respect the confidentiality of any documents shared in between organisations.
 - 6 This Memorandum may be amended at any time by agreement between the LCT and Eden HA. The Memorandum will be updated to take account of any changes.
 - 7 In the highly unlikely event that any matters of conflict should arise, and cannot be dealt with in an informal manner, both parties should nominate a third person within their organisation to discuss a mutually beneficial way forward.
 - 8 Once the role and services of Eden Housing Association are established, a contract for services will be added to this Memorandum.

Terms

- F
- 1 The LCT and Eden HA acknowledge that at this stage of the development of the site in A2, no contract for services have been entered into and no payment for services agreed or implied.
 - 2 The LCT and Eden HA acknowledge that the partnership working detailed in this Memorandum does not imply any future contractual arrangements.