

WELCOME TO THE TDCLT OPEN MEETING

Find out what
Community Land
Trusts are, and
how TDCLT will
work
with Suzanne

Find out about
the results of the
Housing Needs
Survey and the
progress of the CLT
so far....
*with Sheelagh and
Peter*

Share your
thoughts on local
challenges and
solutions
with Jules

Listen to a
presentation
about Bradwell
CLT successes
*with Andy Nash at
11am*

Learn about
becoming a
TDCLT member
and getting
involved to help
your community
with Carrie



We'll be taking photos at today's event

CLT members will be taking photos and/or film footage at today's event. These images will be used by the CLT in the following ways:

- The group's printed publicity
- The group's online publicity (including Facebook and Website)
- Shared with group members for personal use only
- Shared with the following third party organisations for use in their printed and online publicity (including Facebook and Twitter): Community Land Trust Network

- They will be stored securely and will not be kept for longer than they are needed for the purposes listed above.
- If you would prefer for you or your child not to be photographed today please speak to

Name: Carrie Warr

Phone: 07730 682275

- If you would like to see your images, or would like us to delete them, please contact the group on:

Email: admin@tideswellclt.org.uk





WHAT IS A COMMUNITY LAND TRUST

- Community Land Trusts are democratic, non-profit organisations that own and develop land (and sometimes buildings) for the benefit of their community
- There are over 500 Community Land Trusts across the UK – including ones in Bradwell and Youlgrave



Photo credits:

<https://bradwellclt.org/>

communitylandtrusts.org.uk/

WHY SET UP A COMMUNITY LAND TRUST?

- Community Land Trusts are a way for local communities to come together to solve challenges facing them
- It is a way to take more control within their local areas – whether housing, local facilities, or community assets such as the local shop or pub. Different CLTs focus on different things
- It means that communities are partners and clients, instead of consultees and consumers
- CLTs are a recognised movement with a formal governance structure, which gives confidence to local authorities, planners, funders, and housing associations to acknowledge and work with them



THE KEY FEATURES OF COMMUNITY LAND TRUSTS

Most CLTs (including Tideswell and District CLT) have 3 key features within their legal structure:

The Asset Lock

CLT owned housing, buildings and land are 'asset locked' by a legal and constitutional provision, which means they remain for community benefit in perpetuity. With housing, this removes the 'right to buy'.

Democratic Control

Membership is open to local people, and members control the CLT, typically by electing a Board from the membership to make key decisions.

One member, one vote.

Not for Profit

CLTs are not for private profit - they can make a surplus but this must be used for community benefit.



WHY DO WE NEED A COMMUNITY LAND TRUST?

- The villages in Tideswell Ward have seen, over the last 2 decades, a shift to an older population structure, reducing school rolls and the loss of some village shops.
- Housing tenure and supply has also changed over that period with a greater proportion of non-permanently occupied dwellings (second & holiday homes) and a reduction in the proportion of affordable dwellings.
- The current crisis in housing affordability is a key driver for setting up the organisation.
- This issue has the potential to impact the social fabric and sustainability of the community.
- We want to make faster progress on affordable homes for local need. We want 'affordability' to reflect average local incomes.



TDCLT AIMS

Our overarching objective is to contribute to sustainable communities that have a healthy social, economic and environmental future.

Specifically, we aim to:

- provide affordable housing for local people
- develop employment, training and education opportunities and facilities
- develop land or buildings as community assets

Added benefits

- More energy efficient, warm properties with lower heating costs and health benefits
- Potential jobs, training opportunities and business for local people during the house building stage
- Developing community skills for securing wider community assets in the future





OTHER LOCAL COMMUNITY LAND TRUSTS - BRADWELL

Photo credit:

<https://bradwellclt.org/>

- Created in 2018 to acquire 12 of the 55 properties built on the Newburgh site, which were allocated as affordable and ‘gifted’ to the CLT by the developer.
- Used these dwellings as security to obtain loans and grants to buy an additional 12 former Newburgh staff houses.
- All 24 dwellings are affordably rented.
- Peak District Rural Housing Association are contracted to manage these properties.
- 2023 saw another loan to buy a holiday let and rent it out affordably





OTHER LOCAL COMMUNITY LAND TRUSTS - YOULGRAVE

- Has been operating for over 10 years
- Designed a scheme for 8 houses and community facilities including an orchard. Obtained planning permission.
- Owns the site and dwellings, and leases them to Peak District Rural Housing Association, who manage the dwellings.
- Second phase of 9 houses, with playground and allotments, recently designed and has gone to planning. Includes communal ground source heat pump beneath the road.

Photo credit:

communitylandtrusts.org.uk/



HOUSING AFFORDABILITY IN TIDESWELL WARD, 2024-25

Example: traditional 2-bedroom house

To rent:

- Median open market rent: £885 per month
- This is 39% of the median household monthly income before tax
- This means a household needs to earn £42,480 a year to comfortably afford to rent

To buy:

- Median sales price: £265,000 plus stamp duty
- This is 7.7x the median annual household income before tax
- This means a household needs to earn £79,579 a year to comfortably afford to buy



MAIN REASONS FOR HOUSING NEED IN TIDESWELL WARD (*)

- Overcrowding with adult children – couples and some single adults wishing to live independently of parents (37 cases)
- ‘Under-occupation’ – mainly older households looking to downsize and/or move to level access homes for medical reasons (22 cases)
- Unaffordability – households in private housing that has become unaffordable (17 cases)
- Overcrowding with non-adult children (6 cases)

(*) More than one reason applied in many cases



TIDESWELL WARD HOUSING NEEDS SURVEY SEPTEMBER 2025

Headline Results

- 142 responses (including 91 from Tideswell, 31 from Litton and Cressbrook, 3 from Wheston)..... Of which...
- 64 were from people who met official housing need criteria and who are eligible to be housed in Tideswell..... Of which...
- 40 were from people from Tideswell who are eligible to be housed in Tideswell, and
- 5 were from people from Litton and Cressbrook who are eligible to be housed in Tideswell



EXISTING AFFORDABLE HOUSING STOCK IN TIDESWELL WARD

- 129 for social rent (114 in Tideswell, 15 in Litton). Of these:
 - 61 are 1-bedroom (mostly reserved for over-55s)
 - 27 are 2-bedroom
 - 41 are 3-bedroom
- The turnover of tenancies is around 7 per year - mostly of the 1-bedroom properties
- There are also 8 shared ownership homes, all in Tideswell
 - These are homes for households in housing need but who are above the social rent income threshold, who are looking either to get a foot on the property ladder or simply for greater security of tenure



WHAT TYPES OF PROPERTY DID PEOPLE SAY THEY NEEDED?

- The main need is for 1- and 2-bedroom homes
- The older generation has a preference for bungalows, but the younger generation is open to all types of home
- A large majority prefer to rent, although there is also some demand for shared ownership



HOW BIG WOULD ANY AFFORDABLE HOUSING DEVELOPMENT BE?

- 40 households with connections to Tideswell or Litton parishes were identified as being in housing need in the Housing Needs Survey. But DDDC are recommending any scheme be limited to 30 dwellings
- This is because some of this number are likely to find alternative accommodation before a scheme is built
- It is proposed that these 30 dwellings would be made of the following mix....

Property types	No. of rented units	No. of shared ownership units	Total
1 bed maisonette	4	0	4
1 bed house	4	0	4
1 bed bungalow	4	0	4
2 bed bungalow	5	0	5
2 bed house	7	2	9
3 bed house	2	2	4
Total	26	4	30



WHO WOULD LIVE IN ANY AFFORDABLE HOUSING WHICH IS BUILT?

- Any affordable housing developed would be managed by an established Housing Association
- Properties would be allocated in the same way as the current stock of affordable homes – by the District Council through their Home Options service
- The Peak District National Park’s “10-year local connection” clause would apply to everyone applying to rent or buy. This means they would either:
 - a) Have lived in Tideswell or Litton parish for the past 10 out of 20 years,
 - b) Need to move to Tideswell or Litton parish to give support to an infirm resident or receive support from a resident that has lived in the parish for 10+ years, or
 - c) Have lived in a parish adjoining Tideswell or Litton parish for the past 10 out of 20 years.



THE TDCLT STORY SO FAR.....(as of Nov '25)

In early January 2025, a few residents got talking about things we could do to keep the village of Tideswell a thriving community.

Rising costs were hitting local residents and businesses.

Everyone knew of someone having to leave the area to find affordable housing elsewhere.

Everyone was concerned at the falling rolls in the primary schools.

Everyone believed things could be better.

Something had to change. Something needed to be done.

So, we did some fact finding.....



THE TDCLT STORY SO FAR(as of Nov '25)

What did we find out?

- Community Land Trusts (CLTs) have an excellent track record in supporting communities with projects
- Affordable housing is a priority project
- Two communities nearby already have a CLT and have successfully developed affordable housing for local people - Bradwell and Youlgrave
- Funding is available to help with the start-up of CLTs
- Proper governance is essential
- Working with partners is key to success
- A lot of preparation is needed before a launch is possible



THE TDCLT STORY SO FAR.....(as of Nov '25)

What has happened so far?

- Bradwell CLT came and spoke to us, answering our many questions
- Two of us met with Youlgrave CLT to find out about their story and Phase 2 build
- We have the full support of our local District Councillor
- We applied successfully to Derbyshire Dales District Council for seed funding to set up a CLT
- After exploring the ethos and aims of Community Land Trust UK, we applied to become Tideswell and District Community Land Trust
- Governance was discussed at length:
 - TDCLT is incorporated as a Community Benefit Society (CBS) with charitable exemption, society number 9623
 - TDCLT is a Registered Society at Company's House, number RS009623
 - TDCLT is regulated by the FCA
- Peak District National Park Authority issued a Call for Sites and TDCLT made a submission. Feedback is expected early 2026.
- Our first community stall was held in May at the Food Festival
- TDCLT has reached out to stakeholders in Tideswell and District. We have attended meetings with Tideswell and Litton Parish Councils, and Tideswell & District Community Association. Both generously contributed to our start-up fund.



THE TDCLT STORY SO FAR.....(as of Nov '25)

Recent Developments

- A landowner has come forward with a potential site for affordable housing
- Meetings with Derbyshire Dales District Council Housing Support Team are held on a regular basis
- To establish the extent of housing need, DDDC worked with TDCLT to conduct a Housing Needs Survey
- TDCLT hand-delivered the surveys to 2000 addresses in the ward
- DDDC has reported on the survey results to both parish councils. There has been a high response identifying a clear need for a range of affordable housing.



THE TDCLT STORY SO FAR.....(as of Nov '25)

Next Steps for the Affordable Housing site:

- Together with a developer we will explore the potential of the proposed site and prepare a planning application
- Some challenges need to be addressed before a planning application is submitted, including
 - identifying the site's most suitable access route, and how we will achieve 'nutrient neutrality'
 - finding a Housing Association who will finance the development, own the homes and manage the scheme
- A public meeting will be held showcasing the design, and any planning application submitted will go through the usual PDNPA consultation process



WHY BECOME A MEMBER OF TDCLT?

- You'd like to see more affordable housing, facilities and assistance for those in need locally
- You can support your new and local Community Land Trust
- You can be kept informed
- You can have a say in how TDCLT goes forward
- You have a right to attend and vote at general meetings
- You will be eligible to join the board



HOW TO APPLY TO BE A MEMBER OF TDCLT

You're can apply to become a member of TDCLT if:

- You're over 18
- You live or work in Tideswell, Litton, Cressbrook, Litton Mill or Wheston
- You agree to the aims and objects of the TDCLT
- You pay £1 membership fee
- You fill in an application form...and hand it in
- Then we'll do the rest!





WHAT COULD TDCLT DO TO ADDRESS THESE CHALLENGES?

WHAT LOCAL CHALLENGES DO WE HAVE?

