CCH
The Confederation of Co-operative Housing

Bradwell CLT
Establishing effective partnerships

At a glance

- **Bradwell CLT, a community benefit society**

- **Created on the back of the a Neighbourhood plan by a newly created group**

- **Formed in six months when a CLT was required to make the Neighbourhood Plan legal**

- **First scheme, 12 houses to be given to the CLT by developer as S106 development contribution for no cost to the CLT. Bradwell CLT will own these outright. The CLT have set up a management agreement with PDRHA for day to day management and maintenance of the houses. Second scheme, 12 existing tenanted houses in the village bought from a landowner, to prevent the sale to a private developer. PDRHA hold the leasehold of these properties and the CLT has the freehold. Bought with a mix of grant funding from Homes England, Sheffield City Region, Derbyshire Dales District Council Housing and borrowing by PDRHA.**

Photos

Overview

Bradwell CLT, based in Bradwell village in the Peak District National Park, has successfully generated two housing schemes in the village through two different routes.

It successfully mobilised a Neighbourhood Plan and formed constructive relationships with a developer, Peak District National Park Planning, Derbyshire Dales District Council (DDDC) and Peak District Rural Housing Association (PDRHA).

Overview (Continued)

For its first project the CLT, working with the Neighbourhood Plan team negotiated for 12 new build houses from a private development to be given to the CLT for no cost as a Section 106 contribution. The CLT has full ownership of these homes and has contracted Peak District Rural Housing (PDRHA) to manage the properties once they are built. For the second project the CLT purchased twelve existing houses, in partnership with PDRHA, to be maintained as affordable rented homes in the village. These existing houses were purchased for the CLT, which has the freehold, with a mix of grant funding from Homes England, Sheffield City Region, Derbyshire Dales District Council and borrowing by Peak District Rural Housing, who have a leasehold of 125 years.

Bradwell CLT succeeded in acquiring the S106 contributions from the developer through writing these requirements into a Neighbourhood Plan. The group which led to the CLT, a working group of villagers supported by the Parish Council, prepared a Neighbourhood Plan which went through several rounds of consultation with the village at different stages of the process before going to examination. The plan then went to a parish referendum and was successful by a large majority. The group chose to use a CLT to take on ownership of the development contributions from this site because they felt it was important to retain control of the houses in this way and that profits will be returned to Bradwell village and surrounding areas. When the plan received a majority, it became a legal document, ensuring the CLT would receive 12 houses to own out of 55 houses from the large brownfield site in the centre of the village when it was developed. Bradwell CLT received support with the Neighbourhood Plan process from Peak District National Park as the planning authority, who provided staff support, and from East Midlands Community Led Housing which was paid for through a community led housing

enabling grant. The full process of enacting a Neighbourhood Plan took Bradwell CLT two to three years. Once it was enacted it took two years for the right developer to be found. The 12 new homes are phased, with the first 4 due to complete in 2021. However, though the process can be lengthy the CLT will gain outright ownership of twelve new build homes through enacting the Neighbourhood Plan.

Bradwell CLT has established a mutually beneficial relationship with the developer of the 55-home site where the CLT's 12 new builds are located. The developer was appointed by the landowner and there is no contractual obligation for the developer to be in contact with the CLT. However, the developer, Camstead, sought to form good relationships locally and engaged with the CLT quickly after being selected. Camstead has a regular dialogue with the CLT and has adapted the design to incorporate its requests for solar panels and changing elements of the interior layout of the houses. For its part, the CLT has been able to facilitate a wider dialogue with the village and the developer, making the relationship mutually beneficial. The CLT is confident that its positive relationship with the developer will see the project through any future issues in the end of build stage.

Bradwell CLT worked closely with PDRHA on both of its housing schemes. For the first scheme, the CLT has contracted PDRHA to manage the new build properties once they are completed. PDRHA will claim the management fees from the rent, so only take its fee while the properties are tenanted. The CLT compiled a tender, sent it to several housing associations, and conducted interviews before deciding that PDRHA were the best fit. The relationship between Bradwell CLT and PDRHA has since expanded to include the second housing scheme in the village which involved the purchase of 12

existing private rented homes. In this second scheme, PDRHA will hold the leasehold for the twelve properties in exchange for finance and the CLT will retain the freehold. Due to the existing close working relationship, PDRHA were able to take advantage of the opportunity quickly when approached by Bradwell CLT.

The twelve houses that make up the second scheme already had sitting tenants when the landlord was seeking to sell them as a block. Bradwell CLT decided to step in to protect the houses from being sold on the open market, hence reducing the amount of affordable rented housing in the village. The CLT set up a project to raise funds for the purchase and was able to find grant funding from Sheffield City Region, DDDC Housing and Homes England in principle, which it planned to combine with a bank loan. However, the funding from Homes England required the CLT to become a registered provider of social housing, a process they were unwilling to undertake both because of the timescale and because of the long-term obligations. Bradwell CLT approached PDRHA with the funding streams they had already found and PDRHA joined the project as the registered provider of social housing replacing the planned bank borrowing with PDRHA finance. The homes were purchased in 2019 and PDRHA are in the process of refurbishing them for the existing tenants.

Developing and maintaining a good relationship with partners across different sectors has allowed Bradwell CLT to produce two housing schemes, under different ownership models, that will provide affordable rented housing in the village into the future.

Quotes

On neighbourhood plans

"I think if we hadn't had the neighbourhood plan to start with, we would have had a very different outcome to the one we've got. Now, we might still be able to receive the houses, but I suspect we'd probably have to lease them to [a housing association] for a number of years."

On working with the developer

"We worked hard at talking to the developer. They have been very good, and flexible in our progress to date, though the real test will be over the next six months. But given the relationship built so far, and the ability for both sides to flex and work through a problem to find out a way forward for both of us, because we have helped the developer with some other issues within the village. I think I'm not expecting any problems there."

Andy Nash
Chair, Bradwell CLT

Learning points

- Use of Neighbourhood Plan to extract S106 development contributions in the form of community owned property for free

- Community led housing organisations can form mutually beneficial relationships with developers

- Hiring and contracting the right housing association to manage properties involves a process of exploring options and interviewing candidates

- Building relationships throughout the process can allow the organisations to pursue opportunities effectively