

# Uppingham Homes CLT

[www.uppinghamhomes.uk](http://www.uppinghamhomes.uk)

**Chair:** Edward Baines **Vice Chair:** David Ainslie BEM **Secretaries:** Ron Simpson BEM/Margaret Simpson  
**Finance Director:** Geoff Thompson **Technical Directors:** Graham Allison/Mark Shaw

**Press Release and Briefing Note – Uppingham Homes CLT Grant Award:** *For publication immediately*

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## Uppingham Housing Trust Awarded Additional Funding

### Executive Summary

An Uppingham Homes Community Land Trust proposal to build affordable housing for younger people in Rutland has received further government support in the form of a £10k grant (subject to due diligence) from Locality. The grant will support the CLT's bid to become a Registered Housing Provider enabling it to both build and then manage affordable homes for sale and to rent. An initial project to build one and two bedroomed homes for younger people on the site of an old disused orchard in Uppingham is already under way. The grant complements the significant awards already given to The Trust by Homes England and Uppingham Town Council and builds upon a Locality funded pre-feasibility study undertaken by a 2018 task group led by community partnership Uppingham First. The grant also marks further recognition of the forward looking proposals contained within the Uppingham Town Centre & Business Plan (UTC&BZ Plan – Action 10)) See [www.uppinghamneighbourhoodplan.info](http://www.uppinghamneighbourhoodplan.info) It is also expected that The Trust will pilot a new Rutland affordable homes housing needs survey to be developed by CPRE Rutland, the countryside charity.

Further information on the CLT and its forward plans can be obtained from Ron Simpson [rons@clara.net](mailto:rons@clara.net) Tel: 01572 823465 Mobile: 07710 328469. Minutes of a special general meeting of founding members of the Uppingham Homes CLT can be read at [www.uppinghamonline.co.uk](http://www.uppinghamonline.co.uk)

### 1. Background Information

The new grant will enable Trust directors to work with specialist consultants to prepare the wide range of policies which must be put in place to enable government approval as a Registered Housing Provider. The grant will also help provide much of the content of the soon to be published CLT website.

The UTC&BZ Plan (pre and post public consultation versions can be viewed at [www.uppinghamneighbourhoodplan.info](http://www.uppinghamneighbourhoodplan.info) and the Badley Orchard housing proposal as Action 10 on page 15.

A report on the Locality funded pre- feasibility study of the project which incorporated some preliminary design work and a youth engagement event can be viewed at [www.uppinghamonline.co.uk](http://www.uppinghamonline.co.uk)

Anglian Water and Rotary in Uppingham are collaborating with the CLT to deliver its first homes. Support for future projects has also been offered by a range of major housing developers interested in working with Uppingham Homes.

A recent 'Meet the Developers' event organised by the Uppingham Neighbourhood Plan Advisory Group resulted in the CLT's initial Badley Orchard housing project receiving a high level of approval from local residents.



Meet the Developers Event Stand

### 2. Community Leader Quotations

Commenting upon the latest grant award:-

**Uppingham First and Uppingham Homes CLT Chair Edward Baines said,** “Uppingham Homes CLT is delighted that its partnership working and community engagement has again been recognised by Locality. Homes England has acknowledged we have a very competent board of directors and are well placed to achieve registered housing provider status. Finance Director Geoff Thompson led this grant bid and he is to be applauded for his achievement.”

**Beeches Residents Association Chair and Uppingham Home Director Mark Shaw said,** “The trustees’ aim is to provide affordable housing for the aspiring young people of Uppingham and its hinterland. This Locality award will help us take the critical next step toward completing our first project.”

**Former Town Mayor and Chair of the Limes, Firs and Spurs Residents Association David Ainslie said,** “Providing truly affordable housing for young people is critical for the sustainability of our town. This award is a further step towards achieving that goal and shows what can be achieved when the community works together for the common good.”



A design from GSS Architecture to stimulate young minds - Feb 24<sup>th</sup> 2018

**Chair of Uppingham Community College Governors and Uppingham Homes Finance Director Geoff Thompson said,** “We know how difficult it is for some young people to find housing that they can afford in Uppingham. We have been asking young people what they need from a local housing project and researching the best way to deliver to their needs. So we are delighted that Locality has offered this additional funding to support that already given by Homes England and Uppingham Town Council.”

### 3. Summary

The primary challenge for the new Trust is to find a way of creating truly affordable homes to rent and/or purchase. With the help of the national Locality Community Led Housing Network, trustees have been researching innovative new ways of funding and managing start up home opportunities for the under 35s. These include community shares and other forms of community finance as well as the more traditional sources of finance. The possibility of some capital grants toward the cost of building community led housing from Homes England is an added incentive to undertake the project at this time. Directors are grateful to the Badley family (Gerald Badley is a retired prison governor who was Uppingham undertaker E J Toon’s last apprentice) for the offer of the Orchard site as a first step for the Trust. It is hoped other landowners and housing developers will step forward with similar offers in the near future.

### Notes:

The Uppingham Homes Community Land Trust is registered with the Financial Conduct Authority under the Co-operative and Community Benefit Societies Act 2014 as a Community Benefit Society. It serves the market town of Uppingham in Rutland and its surrounding villages.

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The Uppingham Homes Community Land Trust is registered with the Financial Conduct Authority under the Co-operative and Community Benefit Societies Act 2014 as a Community Benefit Society. Registered Office: The Falcon Hotel, Market Place, Uppingham, Rutland LE15 9PY Registration number 8155