



Bristol CLT:

- **Umbrella CLT**
- **500 + members**
- **Bristol City Council support and funding**
- **First scheme completed and occupied, second about to start on site.**
- **Self build/self finish focus**



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**First project at
Fishponds
Road**



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Fishponds Road Financial Model:

- **Debt repaid by rent – PLUS**
- **Homes and Communities Agency grant**
- **Bristol City Council support**
- **‘free’ land**
- **Element of self finish**
- **Equity contributions from some residents (7 out of total of 12)**



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Converting former school building to studios





Constructing terrace of 3 – bedroom family houses





Self Finish Programme

- **Self Finish Group made up of future residents**
- **Self Finish Group Manager appointed**
- **Schedule of self finish work includes: fitting kitchens and bathrooms, decorating, communal garden, bike shed, cycle shed**
- **Scheduled items omitted from the main contract and set aside as a 'sweat equity' fund.**



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Self Finish Programme: Future residents complete their homes





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Future residents plan landscaping with support of architecture students....





...and then construct
landscaping works after
move-in.

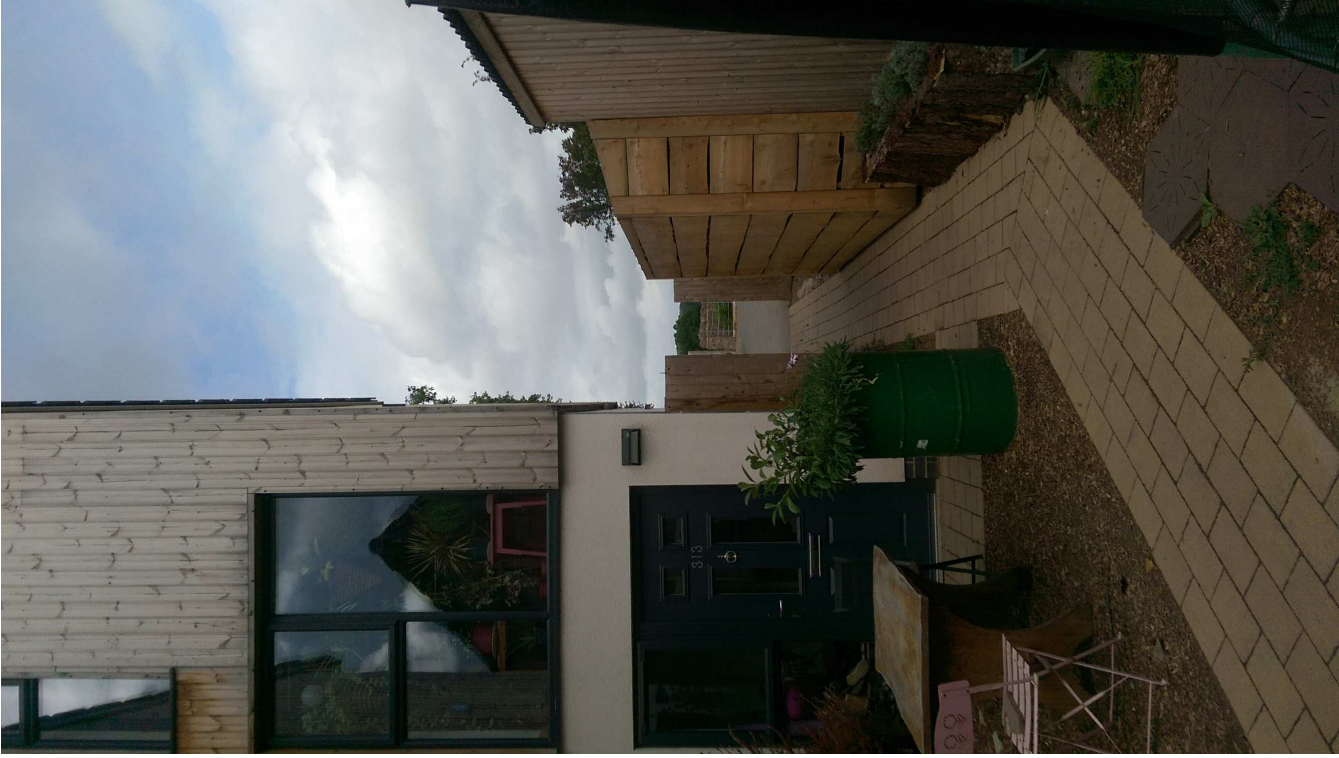




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The project as it is today...









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Shaldon Road: New site for 49 houses





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Shaldon Road: Planning Permission Granted





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Shaldon Road: Planning Permission Granted





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Shaldon Road: Planning Permission Granted





After completing the Fishponds project, we held a conference

A colorful, hand-drawn style poster for an event. The background is a red border with faint architectural drawings. The poster has a rainbow-like color scheme: a pink top section with a sun, a yellow section with the title "SCALING IT UP", a green section with the subtitle "A Day of Celebration, Action and Planning on Community-Led Housing", a blue section with the time "10am - 4pm", and a light blue section with the date "18TH JULY 2016". The bottom half of the poster is dominated by a large, intricate illustration of green, vine-like structures growing upwards, with small yellow houses and trees integrated into the design. At the bottom, there are logos for "vivid", "Bristol Community Land Trust", "Aloish", "Bristol & Bath", and "Ambition". A pink circular badge in the bottom right corner says "Free event!".

Join the Campaign for Affordable Local Homes

SCALING IT UP

A Day of Celebration, Action and Planning on Community-Led Housing

10am - 4pm

18TH JULY 2016

At the Wills Building
Bristol University

Organised by Bristol Community Land Trust and partners

BOOK VIA BRISTOL CLT WEBSITE:
www.bristolclt.org.uk

Free event!

Poster design www.ursulafreeman.com ©2016



And we wrote a community-led housing policy for our local authority authority

Planning and Design

POLICY CLH2: Using planning policy and the planning system to influence and support the CLH sector and delivery of CLH schemes

The Bristol Local Plan will be reviewed in 2018. BCC should use this opportunity to review planning and design policies to better support the CLH sector. The local authority should consider:

Allocating a planning officer to work with the CLH sector

Using the site allocation process to identify specific sites for community led housing

Reviewing new GLA CLH planning policies to see if any would work for Bristol

Supporting communities to develop community led housing policies within their Neighborhood Plans

Developing an urban alternative to the rural exception site policy

Introducing policies for the inclusion of community led housing and self-build provision in proposals for large sites

Establishing a light touch procedure for small sites and small groups which provides flexibility for CLH schemes (space standards, density, vehicle numbers) where the community supports the scheme

Ensure that the design of CLH schemes meet best practice for inclusion of accessibility and health and well-being measures

Working with the CLH sector to consider other planning policy instruments that could promote long term stewardship of land by communities.



Strength of the CLT model

- **Builds communities not housing estates**
- **Removes land from the market**
- **Access for community-defined purposes at costs based on use value rather than asset value**
- **Hosts residential and non-residential activities**
- **Supports non-professionals during high risk development phase**





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