



Christow Community Land Trust		Teignbridge District Council	
			
Housing Need Survey Result	High need for homes for older people to down size to and for young families to settle in.		
Size	18 homes built to 'PassivHaus' standard (high energy efficient homes)		
Scheme	Teign District Council sold the land for £1. This enabled 18 homes to be built in partnership with Teign Housing Association. The land remains in the ownership of the CLT and they lease the homes to THA. Ground rent generates an income for the CLT. Homes are protected from open market in perpetuity.		
Homes	14 for affordable rent 4 homes sold at 80% open market value with resale covenants in place to keep them affordable.		
Benefits	Ensuring the area remains sustainable for all sections of society by promoting skill retention and helping young people stay in the area where they grew up. Older people have benefited by being able to stay in the area but in smaller homes. New ideas are being considered for the benefit of the community including renovation of community assets.		
History	Area on the edge of Dartmoor National Park, highly desirable and high land values. Homes not accessible to local people. Young people moving out and older people struggling in large homes.		
Legal Incorporation	Company Ltd by Guarantee (definition)		
Funding Model	Land transferred from TDC to CLT for £1. HCA grant of £45,000		
Democracy	Stewardship	Affordability	
Membership to the scheme is for all people, aged 16+ who live or work in the Parish. The management Board is elected from this Membership.	All Members and residents of the CLT scheme jointly own and manage the land and assets. This protects the scheme from being sold to the open market.	The asset lock of the CLT protects the housing costs and keeps them low in perpetuity. All surpluses are recycled for the benefit of this community.	
Further information	http://www.communitylandtrusts.org.uk/what-is-a-clt/success-stories/rural-clts/christow-clt		