



Birchwood Big Local

Forming a Community Land Trust



Big Local



Birchwood Big Local

“Creating lasting change in the Birchwood Community”



Where is Birchwood?

- **The Birchwood Big Local area is a suburb of Lincoln, located 4km to the south-west of the City Centre. The area comprises several distinct neighbourhoods.**
- **We have a mixture of social and private housing in a range of accommodation, and provision for older people including care homes.**

What is Birchwood?

- **The area has been transformed twice since the mid-20th Century: from rural land uses to mainly military use (RAF Skellingthorpe) in World War II and from that to a community of approximately 15,000 people today.**

Current Key Projects

- **Birchwood Big Local Office - lease of building**
- **Diamond Park – ownership of the land and regenerating the Park**
- **Jasmin Green – Community Led Housing Project and improved green spaces**
- **Melbourne Community Park – Community garden, allotments and growing spaces**

Birchwood Big Local Office



Diamond Park



Jasmin Green

Jasmin Green
proposed residential development for the elderly

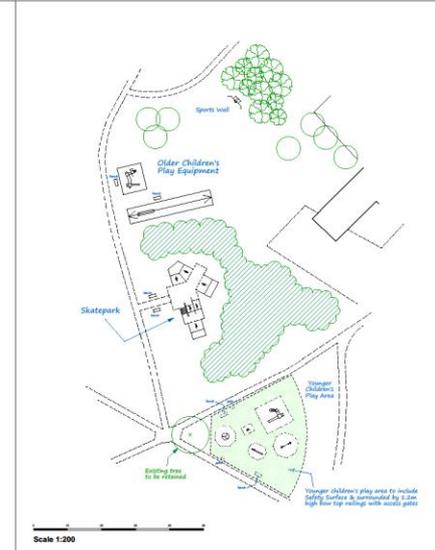


All single storey dwellings, except for the apartments.
Apartments = 23
Dwellings = 28
TOTAL = 51



- 10m (33ft) and above tree height
- 5m (16ft) and above tree height
- 2m (6ft) and above tree height
- 1m (3ft) and above tree height
- 0.5m (1ft) and above tree height
- 0.2m (0.6ft) and above tree height
- 0.1m (0.3ft) and above tree height
- 0.05m (0.15ft) and above tree height
- 0.02m (0.06ft) and above tree height
- 0.01m (0.03ft) and above tree height
- 0.005m (0.015ft) and above tree height
- 0.002m (0.006ft) and above tree height
- 0.001m (0.003ft) and above tree height
- 0.0005m (0.0015ft) and above tree height
- 0.0002m (0.0006ft) and above tree height
- 0.0001m (0.0003ft) and above tree height
- 0.00005m (0.00015ft) and above tree height
- 0.00002m (0.00006ft) and above tree height
- 0.00001m (0.00003ft) and above tree height

- Play Equipment**
- Older Age Group**
- Seating
 - Table
 - Bench
 - Shelter
 - Storage
 - Washbasin
- Infant Play Equipment**
- Seating
 - Table
 - Bench
 - Shelter
 - Storage
 - Washbasin

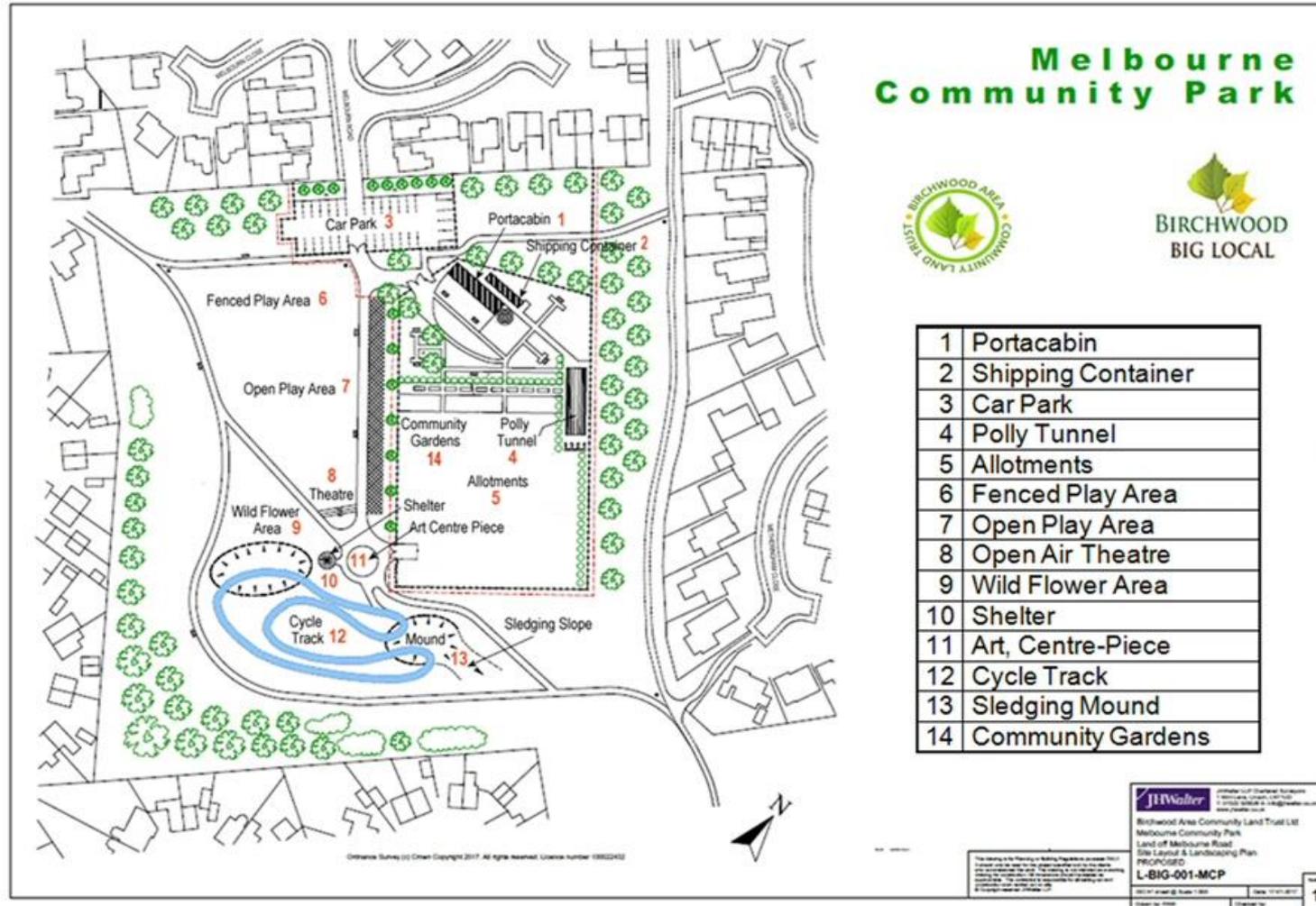


JH Walter JH Walter LLP Chartered Surveyors
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L1 2JZ 5JH © JH Walter Ltd
www.jhwalter.co.uk

Birchwood Area Community Land Trust Ltd
Jasmin Green, Birchwood, Lincoln
Proposed Residential Development
Site Layout Plan - PROPOSED (indicative)
L-BIG-001-SLPP

ISO A1 sheet @ Scale 1:1250 Date: 14-03-2017
Drawn by: PAW Checked by: F

Melbourne Community Park



Forming Birchwood Area Community Land Trust (BACL T)



In order to be able to own and lease land and buildings an appropriate organisation needed to be established. Birchwood Big Local Partnership Board decided to form a Community Land Trust to allow it to hold land and buildings on behalf of the Birchwood community. Birchwood Area Community Land Trust was incorporated in August 2016.

Stages to form BACLT

- **Set up a Land Transfer sub group**
- **Advised by Lincolnshire Community Land Trust - essential**
- **February – May 2016 – Looked at several possible organisation models**
- **May 2016 – Decided to form a Community Land Trust**

Stages to form BACLT

- **May – June 2016 – Developed and agreed draft rules to become a new society**
- **August 2016 – started to set up a bank account. Finalised mid-November**
- **August 2016 – BACLT incorporated**

Features of BACLT

- **Controlled by shareholding members. Each share is £1, with a minimum purchase of one share to become a voting member**
- **Run by a volunteer Board of Directors - elected by the members at an AGM**

Features of BACLT

- **Registered with the Financial Conduct Authority as a Society for the Benefit of the Community**
- **Non-profit - *must* use assets/surpluses for the benefit of the Birchwood area**

Challenges

- **Took over 3 months to set up a bank account. 4 banks wouldn't or couldn't help**
- **May be liable for capital gains tax – on any potential income**
- **Risk of duplication with Birchwood Big Local – difficult to separate the two**

Challenges

- **Difficult concept to understand**
- **New responsibilities**
- **Time consuming**
- **Lots and lots to learn**

BACLT advantages

- **Through owning a share, residents can have a say in the use of land and buildings owned and leased by BACLT**
- **BACLT can bid for grants and funding that Big Local cannot - makes Big Local funding go further**
- **“Asset Locked” - money and assets MUST be used to benefit the Birchwood Big Local area**
- **Volunteering opportunities**

Birchwood Area Community



**Board Of
Directors**

**Partnership
Board
Until Dec
2025**

**Future BACLT
Projects
(community
ownership of
land and assets)**

**Shared Projects:
Diamond Park
Melbourne Park
Jasmin Green
Big Local Office**

**Big Local
Projects:
Community
Grants
Plant-locks
Others over
time**



Thank you for listening

Any Questions?