



North Ormesby Big Local

Community Land Trust



North Ormesby **Big Local**

- Arthur Hoggett - Resident Partnership member
- Ann Bayley - North Ormesby Nhood Dev Trust
- Carl Dithchburn - Community Campus
- Malcolm Walker - Big Local rep

North Ormesby



- 1 mile east of Mbro centre
- 1700 households
- strong identity and history
- high st and weekly market
- brilliant local football team
- good community facilities

- older terraced housing
- growing private rented sector
- high unemployment & poverty
- high crime and anti social behaviour
- transient population



North Ormesby Neighbourhood Development Trust (NONDeT)

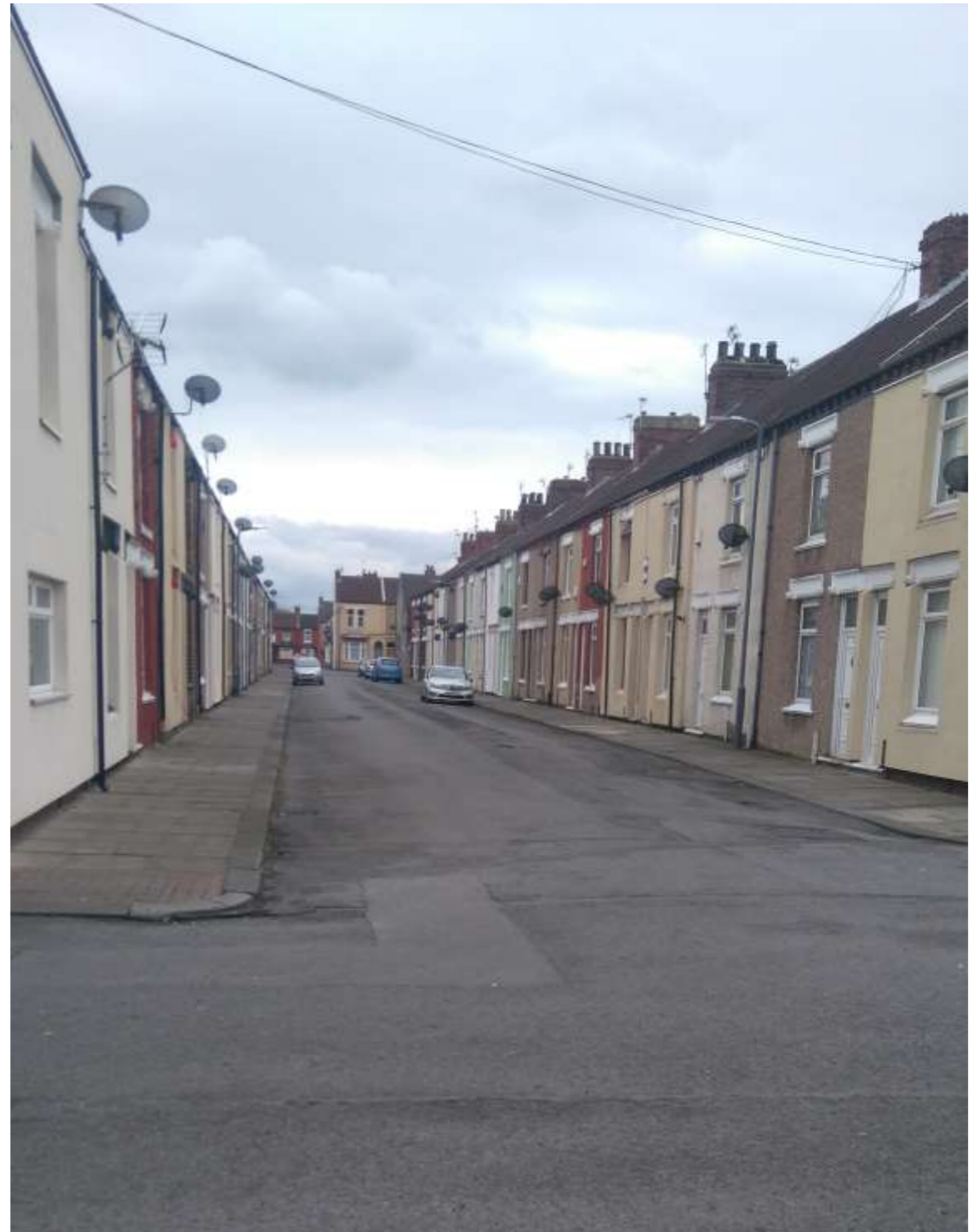


- established 1998
- managed by volunteers
- six main projects (playgroup, broadband, charity shop, infopoint, weekly market, and community land trust)
- LTO for Big Local

Densely populated older terraced housing in the Beaumont Rd area



Why is private rented sector housing a problem in areas like North Ormesby?



The principles of our approach

- the local community in control
- work with partners in all sectors
- income re-invested in the community (sticky money)
- better quality housing in North Ormesby
- building local capacity and skills
- training and employment opportunities for local people
- a long term legacy from Big Local

Training and employment opportunities



Community Campus

Community Land Trust

- What is a community land trust (CLT)?
- How is our CLT governed?
- Big Local funding-£150k to get established
- Our CLT strategy
- Our detailed proposal

Purchase of 6 properties from Accent Housing

£90,000

Refurbishment of properties

£30 - 40,000

Legal, year 1 management, and license costs (estimate)

£10,000

Big Local Grant

£150,000

cost	per property	six properties
management (10%)	£420	£2520
voids (10%)	£420	£2520
insurance	£400	£2400
safety checks	£70	£420
minor repairs	£500	£3000
total costs	£1790	£10740
max rent income	£4200	£25200
surplus	£2410	£14460



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Any questions?