



North Ormesby Big Local

North Ormesby Community Land Trust

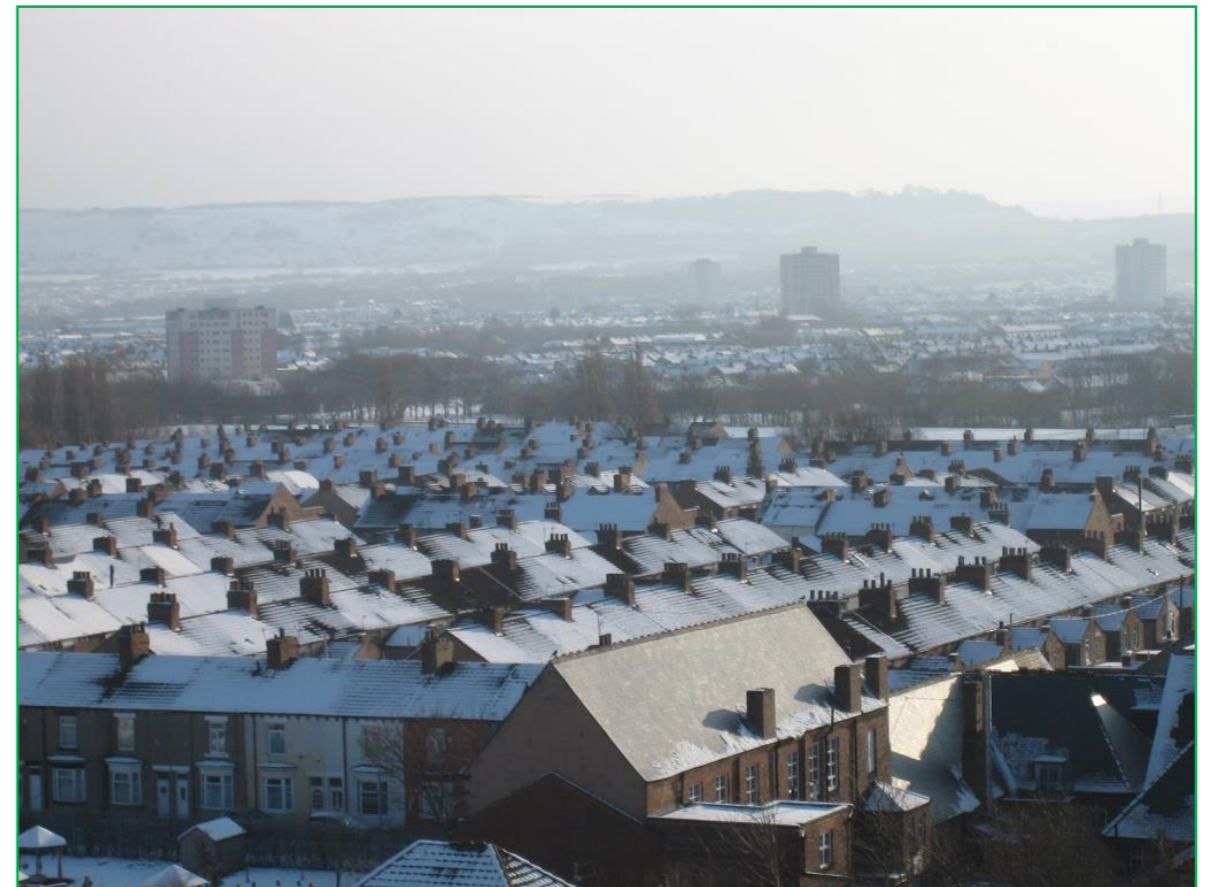


North Ormesby



- 1 mile east of Middlesbrough centre
- 1700 households
- Strong identity and history
- High st and twice weekly market
- 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
- LTO for Big Local
- Management agent for employing a big Local worker

Densely populated older terraced housing across most of the area
Low owner occupation



North Ormesby Development Co Ltd (NODEVCO Ltd)



- Formed to manage all trading arms of NONDET
- Managed by independent board of Trustees but wholly owned by NONDET
- Includes: playgroup, broadband, charity shop, weekly market, and community land trust

Formed with grant aid support of £150,00



The principles of our approach

- Local community in control
- Working with partners in all sectors to improve North Ormesby
- 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
- Long term legacy from Big Local
- Properties remain in community control through asset lock

North Ormesby Community Land Trust

Here are some basic info about the CLT

We were provided with £150,000 to purchase and refurb 6 properties and establish the CLT initially from Big

We purchased these from Accent housing at £90,000 after negotiating with them and the HCA for a considerable discount.

We have secured a further £48,000 from Big Local to try and purchase more properties however, house prices are now rising.

We have 2 secondments one day per week each from Middlesbrough Borough Council (MBC) private rented sector to support the work of the CLT.

North Ormesby Community Land Trust

We have one full time volunteer who is about to leave us for full time employment.

We are negotiating with Mental Health Matters (MHM), a National Charity to have a full time seconded Housing manager and three support workers to offer support and advice to our tenants as well as other tenants in the community who may require this service.

They will also provide a help line service for out of hour's issues including and repairs or problems with houses

We successfully negotiated a deal with Thirteen to lease them our 6 properties for 5 years and they would refurbish them at a cost of £144,000 using empty homes HCA grant allocation and lease them back to us.

North Ormesby Community Land Trust

The Tender to refurbish the six properties plus four of Thirteens properties has been successfully awarded to a collaborative project by Open Doors, Community Campus and East Cleave Youth Project thereby keeping the money in the voluntary CLT sector.

We are working with MBC, Thirteen, Accent, Selective Licensing, Police, Fire, Public Health and the CCG on a JAG housing Strategy and we have all agreed common policies and standards frameworks.

We are submitting a tender to MBC to manage private rented properties for them through their 'Rent and Refurbishment' programme. There may be up to 30 properties which will qualify for this programme. We would manage these properties for 5 years and charge a letting fee for this service

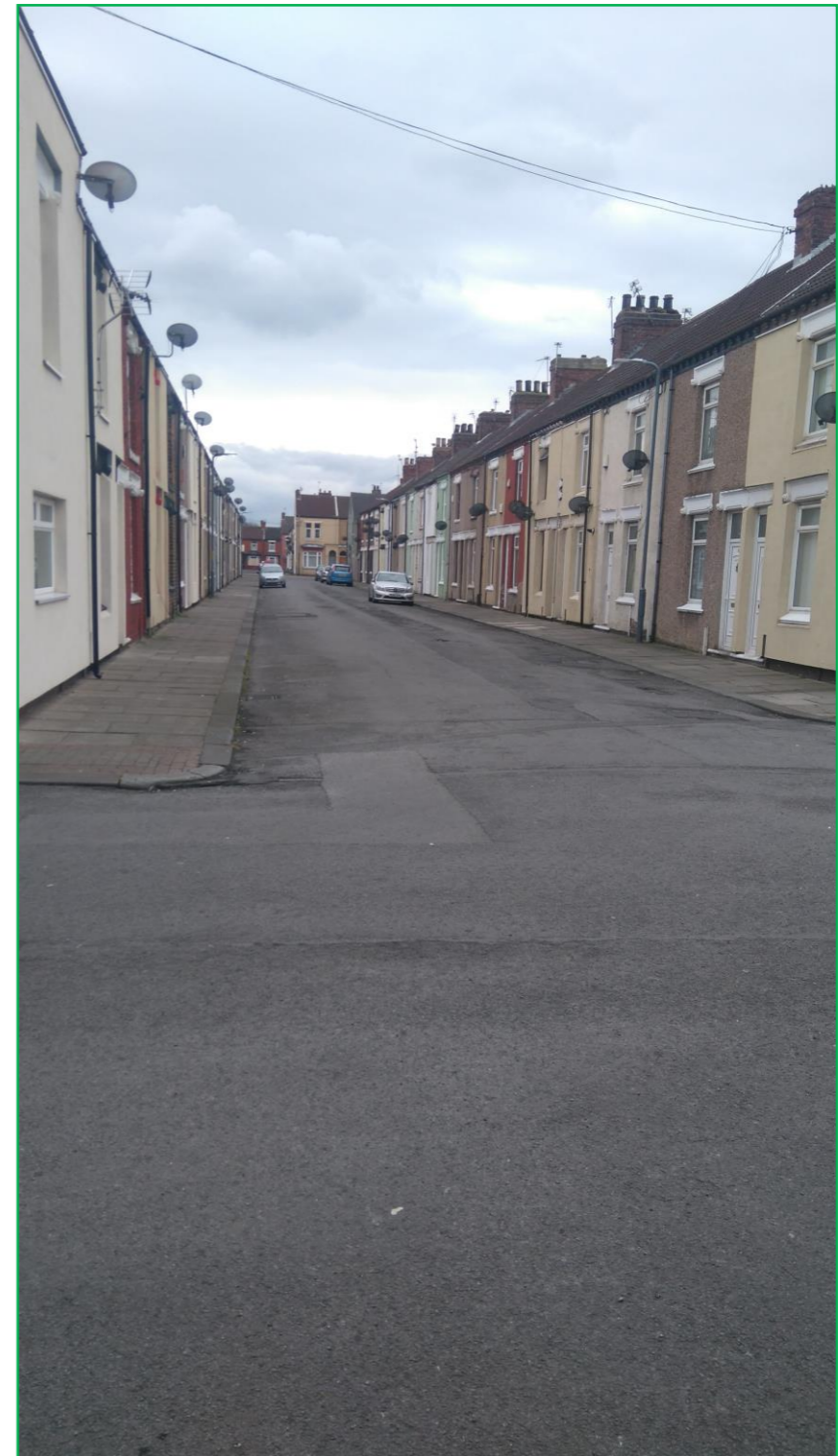
North Ormesby Community Land Trust

We provide a letting management service for 6 private landlords in North Ormesby. We currently charge a fee for this service.

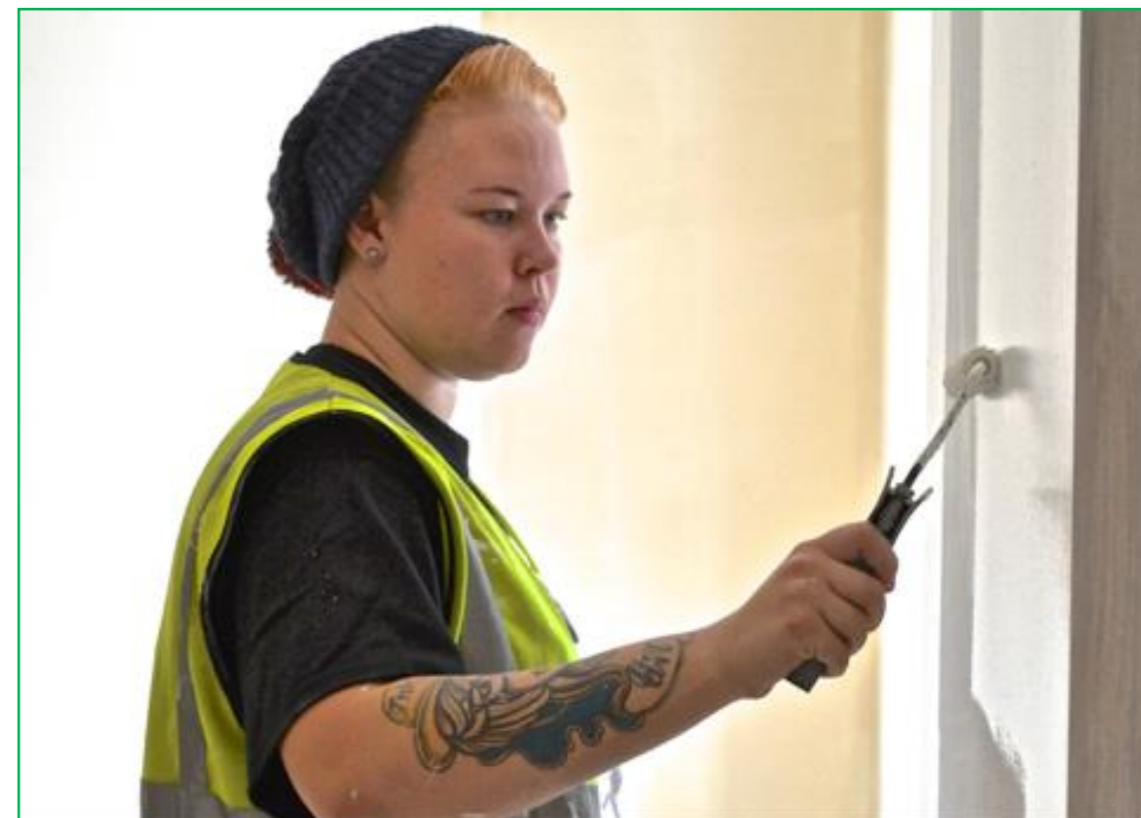
We have identified a plot of land which has full planning permission for 12 one bed flats. The options include: Prudential Loan to purchase site, possible use of HCA grant to redevelop an existing property on the site to refurbish into one bed flats, a Community bond or share scheme, Grant funding or other form of loans.

We have been investigating a cost effective method for Housing management software. I am now working with our local IT / database specialist to develop a bespoke housing management software package to manage all aspects of our project with the possibility to sell this package to the wider CLT sector across the country at extremely competitive costs.

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



Training and employment opportunities



**Community
Campus,
Open Doors,
East Cleveland
Youth Project**





North Ormesby **Big Local**

Any questions?

