

## **Langton Matravers Community Land Trust Draft Director's Draft Report**

**29th September 2022**

This is the fifth Annual General Meeting of Langton Matravers Community Land Trust, we have been in existence now for a little over six years. Our primary objective continues to be to create a development of affordable dwellings specifically intended for rental by local people, owned by the community itself and available in perpetuity.

Langton Matravers CLT is a legal entity with the necessary status and official and community support to raise both finance and capital for land purchase, and, at the same time, to find a suitable site and to negotiate its purchase on the right terms from its owner.

We have concentrated on sites which can be classified as Rural Exception Sites (RES) where the landowner has no alternative routes to acceptable realisation of value. By selling agricultural land for the building of affordable housing, a landowner can achieve a sale which would otherwise not be legally possible. Costs to the purchaser are therefore more likely to be reasonable.

Langton Matravers CLT have investigated a number of sites and held discussions with their owners in the past. Langton Matravers CLT have now identified a suitable site and potentially could reach a Heads of Terms agreement with the owner in the near future.

Our main task currently has therefore been, as in previous years, to ensure the CLT is ready to respond when circumstances alter.

Over the last few years we have looked at and considered numerous potential sites for the CLT development in and around Langton Matravers. The majority of these have not been suitable for development and have had to be discounted. However we are now in discussions with a landowner in respect of a site which we believe may be suitable. At the time of writing formal Heads of Terms have not been agreed on the site, so it is not appropriate to comment any further at this stage. If and when we have agreed Heads of Terms on the site we will then look to immediately set up a public meeting so that the local community are aware of, and can comment on the potential site and development proposals for it.

The Chair