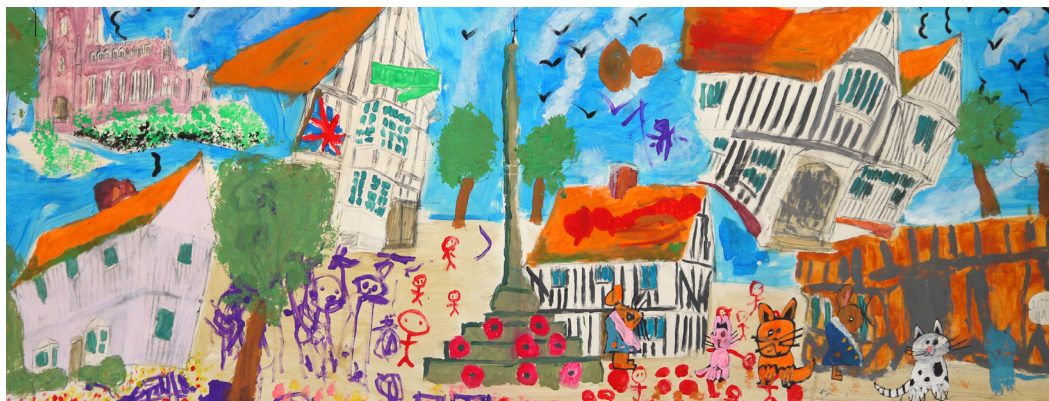


# Lavenham Community Land Trust

# Peek Close



## From Neighbourhood Plan to Occupation

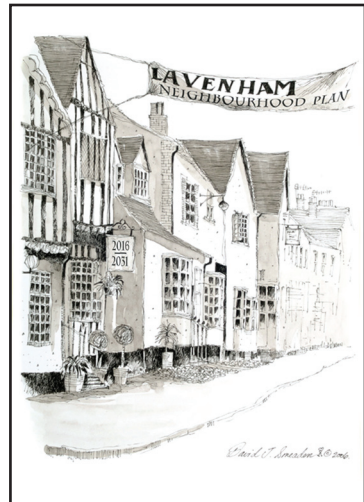
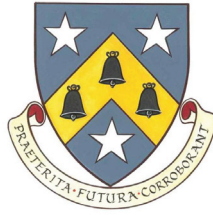


# Background

Lavenham is a parish in the south of Suffolk within the predominantly rural district of Babergh. Babergh and Mid Suffolk District Councils (BMSDC) work collaboratively to deliver shared policies and services. One of their four main priority areas is housing.

Lavenham Parish Council (LPC) produced a Neighbourhood Development Plan (Plan) which was formally adopted by its Local Authority, Babergh District Council (BDC) in September 2016. During the process of the development of the Plan and following extensive engagement with the local community, it became apparent that a major issue for the future sustainability of Lavenham was the current lack of, and future need for, affordable housing and in particular, homes for people with a local connection. Community Action Suffolk also carries out regular housing needs surveys for LPC and these confirm the demand for homes for local people.

The Coat of Arms  
of Lavenham



*The front cover of the  
Lavenham Neighbourhood Plan*





Based on this evidence and the desire to do something about it, the Lavenham Community Land Trust (LCLT) was conceived. LCLT was incorporated on 8th April 2015, as a community benefits society under the Co-operative and Community Benefits Societies Act 2014. It is regulated by the Financial Conduct Authority and is affiliated to the CLT National Network and enjoys charitable status from HM Revenue and Customs.



*A 2 bedroom and 3 bedroom semi detached house, design and reality*



# Peek Close site

The site was a redundant former Suffolk County Council (SCC) Highways maintenance depot within the parish boundary. A previous call for sites from local land owners had been unsuccessful. Following discussions and negotiations with the County Council this brown field site was acquired to be transformed into a high quality housing development for local people. The site was largely covered in tarmac and buildings of no consequence and some ancillary paraphernalia.



*The site just before demolition*

## Approach

LCLT has neither the management capacity to develop the site, nor the necessary skills to identify the risks associated with property development. Thus it was decided to partner with a registered provider that had expertise in delivering housing schemes in a rural setting and one that had some experience of our village.

Hastoe Housing Association Ltd (Hastoe) was chosen as our preferred partner and was also known to the BDC housing team and LPC. Hastoe also had the added benefit of working with Community Land Trusts elsewhere.



On 26th July 2017 SCC granted a 125 years lease to Hastoe and shortly thereafter LCLT acquired the freehold interest in the site for £1.

Engagement with BDC officers and members was also undertaken. Their professional housing and planning teams provided help and assistance throughout the whole process.

Hastoe instructed Parsons & Whittle architects to devise a plan which, once agreed, gained full planning permission in January 2017. This was achieved with the support of the BDC planning and strategic housing teams. A true collaborative effort was achieved by the partnering of; LCLT, Hastoe, BDC and LPC.



*The impression created by the architects. Compare this with the picture on the front cover*

# Funding

Funding for the scheme was provided from a number of organisations; Homes England, Babergh District Council, Hastoe Housing Association and the CLT itself.



*Site information board*

# Community Engagement

Throughout the planning process the community was informed, consulted and their contribution heeded. This was done through publicity and consultation events. The consultation events were well attended by locals expressing general interest and support as well as potential occupiers of the homes.



*Locals at a community engagement session in the village*



# Process

Demolition of the existing buildings commenced during September 2017. Following this a survey to gauge any contamination of the site was undertaken which proved negative. Thus work on the site commenced in March 2018 to provide 18 dwellings for people with a local connection. These were to comprise 1, 2 and 3 bedroomed properties. The development was handed over to residents in the autumn of 2019.



*Celebration as the first sod was turned*



*One and two bedroom homes*

From the outset the approach was to deliver homes that were affordable to occupy and run. Hence, they were built to the Association for Environment Conscious Building (AECB) Building Standard which aims to create high performance buildings. The Standard includes a high level of insulation, triple glazed windows and doors together with a heat recovery system that can produce low annual energy costs.



*The AECB Building Standard is aimed at those wishing to create high-performance buildings using widely available technology at little or no extra cost. They estimate that the low-risk option will reduce overall CO2 emissions by 70% compared to the UK average for buildings of this type.*





*Costruction by DCH*



*This public art project  
was commissioned by Lavenham  
Community Land Trust.*

**Stellar Constellations (2019)**

*Led by Lorraine MacDonald Griffin  
Artwork by pupils from Lavenham  
Pre-school and Primary School  
Inspired by Jane Taylor's poem titled  
The Star (1806) a.k.a.  
"Twinkle, Twinkle, Little Star."*



*Public art project*



**2019  
Peek Close**

A collaboration between  
Lavenham Community Land Trust,  
Hastoe Housing Association,  
Lavenham Parish Council,  
Babergh District Council,  
& Homes England.

**Carroll Reeve**  
Chairman, Lavenham Parish Council  
and Community Land Trust  
February 2020

