

# Haddenham Community Land Trust News



Newsletter Spring 2021



**Ovins Rise Development  
Makes Progress in  
2020-21**

**Chair Mark Hugo  
Receives Keys to our  
First Property**



**More Properties to  
Complete in 2021**

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**Contact us-**

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**Website - [www.haddenhamclt.org.uk](http://www.haddenhamclt.org.uk)**

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# Introduction from The Chairman of Trustees - Mark Hugo



I am delighted to say that we handed the keys to the first five of our properties over to our tenants during January and February 2021. From start up in 2016 it has taken us 5 years to get to this position and as you will read in this newsletter, this long lead-time was not our original plan.

The objectives of your local Community Land Trust are to;

- 1- provide affordable housing to local people who may have been “priced-out” of the housing market but who have both the need and desire to live in our community in Haddenham and Aldreth; and in the longer term to
- 2- financially support other community projects.

The Trustees with the support of the Parish Council, the property developers Palace Green Homes, Homes England, East Cambs District Council and the Cambs & Peterborough Combined Authority and our HCLT members have had to work hard in challenging circumstances to get us to this position. I would like to place on record my gratitude to all those people involved in getting us to the point where we welcome our first tenants.

The Haddenham CLT, being community led, is eager to engage the support of local people. If you would like to join us and become involved, please contact us via the email address opposite. New members are always welcome and if you wish to go further and help as a Trustee for the future we would be very keen to talk to you.

During these challenging coronavirus times we have only succeeded through commitment, common sense and mutual support. We will continue in this vein and wish all the residents of our villages to stay safe and healthy as we move forward to better times.

Mark Hugo

# Introducing the Trustees



Trustees on Site 29 July 2020



## Mark Hugo

Occupation - Retired Company Director, Rocket Scientist and Entrepreneur

Role HCLT - Chairman, coordination and anticipating problems

Interests - Family History, Golf, Gardening

## Nick Abbey

Occupation - Worked in Affordable Housing sector for 40years+

Role HCLT - Company Secretary, Legal Matters

Interests - Walking, Litter Picking, Scandi Noir, White Wine



## Introducing the Trustees



### **Martha How**

Occupation - Semi-retired business consultant

Role HCLT - Treasurer, Website, PR

Interests - Wildlife & environment, Golf, Cricket, Singing

### **Gareth Wilson**

Occupation- Retired Accountant, District Councillor and Treasurer for numerous Community Organisations

Role HCLT- Accounting Team, Grants

Interests- Sequence Dancing, Politics, Local Government



### **Tor Taylor**

Occupation - Parish Clerk

Role HCLT - Housing Specifications, Allocations

Interests - Spending time with my young family, Reading and Music

# Introducing the Trustees

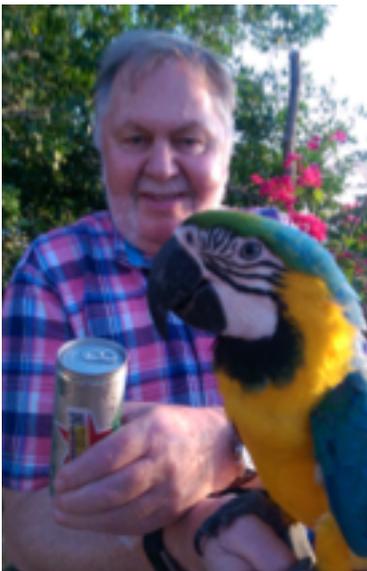


## Virginia Grace

Occupation - Head of Finance College of West Anglia

Role HCLT - Financing, Funding and Cash Flow

Interests - Gardening, Singing



## Barry Parr

Occupation - Semi-retired Professional Pensions Trustee

Role HCLT- Allocations policy & tenants

Interests- Local and family history, Cricket

## Kate Bonney

Occupation - Headteacher Robert Arkenstall Primary School

Role HCLT - Trustee

Interests - Education! Gardening, Reading, Walking, Choral Singing



## Introducing the Trustees



### **Stuart Smith**

Occupation - Retired, Parish Councillor

Role HCLT - Social Media, HCLT Rules

Interests - Music, The Universe, Politics

### **Chris Ray**

Occupation - Retired Business Consultant and Managing Director Anglian Water, Parish Council Chair

Role HCLT - Parish Council Liaison

Interests - Classic and Sports Cars, Guitar Playing



### **Clerk and Housing Manager**

#### **Rachel Watts**

Occupation- Housing Manager for several local CLTs

Role HCLT- Clerk and Housing Manager

Interests- Reading, Trying to Keep Fit, Music

# What is a Community Land Trust?



Community Land Trusts (CLTs) have been created by local communities in the UK since 2006 and are set up with the intention of giving local people an influence over local development. The basics:

- Trustees and Members are local unpaid volunteers
- Operation is not-for-profit, any surplus will be spent on community projects
- Amenable landowners provide potential land for development at below market price
- At least 30% of housing developments are devoted to “affordable housing” (in East Cambridgeshire)
- This housing must be made available to local people at below market (<=80%) rental prices

Under East Cambs District Council’s development plan each village has been allocated house building targets. These may be filled through commercial developments large and small, private individuals and through CLTs. One of the problems encountered in Haddenham and other villages is that much of the recent development has been highly profitable small numbers of 4-5 bedroom detached “executive” style houses. This means the supply of smaller 1, 2 and 3 bedroom homes is severely restricted. CLTs help to meet the demand for this type of housing.



# Site Plan Developed by Palace Green Homes



Site Plan - Ovins Rise  
Development

(Originally called West  
End Gardens)

# Haddenham CLT The Story so far ...



The Haddenham CLT formed in June 2016. After an initial “call for land” during 2016-17 two sites were offered to the CLT. The “West End Gardens” site was selected because it satisfied cost criteria, it was close to the village centre, it was a sizeable plot which would allow for generous green spaces, a children’s play area and safe parking and access via the A1123 could be provided to satisfy Highways Department criteria. There were three public meetings during 2016-2017 and the West End Gardens site received most support from the parish. Unsurprisingly concerns were raised from residents adjacent to the proposed site. All concerns were noted and a major rework to the development plan was made in response by the architects (Saunders Boston) and developers (Palace Green Homes).

East Cambs District Council granted planning permission in February 2018 however it was some time before work on site started or the completion of buildings due to two unforeseen challenges:

1. Evidence of historic site residents 2000 years ago.
2. COVID-19.

## 1. First Delay.. the Romans

The initial survey found evidence of an ancient homestead, so everything was put on hold. A detailed site survey yielded animal bones and pottery fragments which were from a Romano British first century AD farmstead. Public open days at the site were arranged in November 2018 and in particular the children from the Robert Arkenstall Primary School visited the site. On completion of the archaeological survey initial work began on site in August 2019.



Above - Artifacts found by the archeological dig.



Left - Children from the Robert Arkenstall Primary School visiting the archaeological dig.

# Haddenham CLT The Story so far ...



## 2. The second delay... the virus

The groundworks were started and the first foundations and brickwork were laid and by early March 2020 several buildings were beginning to take shape. Then COVID-19 struck!

The site was closed for some time in accordance with the legislation but by June 2020 the site had re-opened and limited progress in line with Government rules has continued since then. The first CLT homes were finished during January 2021.

In accordance with ECDC rules avoiding using a site name that was similar to an existing road, West End Gardens was renamed Ovins Rise in late 2020. The name reflects the historic location and association with Ovin who was the steward to Etheldreda, an East Anglian queen



and Ely Abbess who lived 636-679 AD. There is a stone plinth in Ely Cathedral called “Ovins Stone” and we have a replica in Haddenham churchyard. The Trustees felt that since Ovin is not remembered anywhere else in the village it would be good to name our first development after him.

When complete the Ovins Rise site will comprise 54 new homes, 19 of which will be owned in perpetuity by HCLT.

During 2020 the Trustees invited applications for rent and shared ownership of the 19 properties from local people and developed strict allocation criteria to grant tenancy to those with a strong connection to Haddenham and Aldreth and who satisfied financial and vetting criteria. Over 40 applications were received demonstrating the need for this type of housing.

If you are interested in becoming one of our tenants we are open for applications for properties coming up in late 2021 to 2022 in the following categories:-

- 2 bed bungalow
- 2 bed terrace
- 3 bed semi detached



## Haddenham CLT The Story so far ...



Our first tenants Max and Chloe moved in on 22 January. Another one bedroomed bungalow was let in January and three more in February.

Pictured here with Mark Hugo and Rachel Watts of HCLT and Paul Elliot of Palace Green Homes.



Interior one bedroom bungalow.

