

Chair's foreword



I am delighted to say that this report speaks for itself! Over the past year, the National CLT Network has made great progress. The same is true of CLTs, many of which have employed builders during the year to transform plans on drawing-boards into realities on site. We have seen local communities create much-needed affordable housing, and they have also provided other buildings, such as a renewable energy plant, a community hall – and a pub, patronised among others by the Prime Minister.

If the past year has been very successful, there is every sign that 2012/13 will be better. CLTs are well placed to move increasingly stage-centre in the government's Localism agenda and this will be matched by the professional body of expertise that the Network has assembled to support them. There will doubtless be problems in the wider economy, but CLTs may in fact benefit by being able to tap local resources that create local solutions.

And it is not only the hardware that's important. At a human level, two characteristics seem to define people involved with CLTs. One is that they work prodigiously hard. This goes for local CLTs, CLT 'umbrella' organisations, the Network's Board, the Network's staff and our associates including our hosts, the National Housing Federation. I have noticed, without exception, that all our people do a lot more than a day's work; they are all 'net contributors in life', who put in a lot more than they take out. The second characteristic is that people involved with CLTs all seem to come out smiling, despite all the obstacles! It must be something to do with social justice, a shared sense of common purpose and creating valuable long term assets for communities.

I am sorry to be leaving my colleagues on the Board. I have been impressed by the skills and capacity the Board has built up, and by the way in which each member has contributed. I am pleased that David Graham is taking the Chair and I am glad Hannah Fleetwood has recently joined us as our Programme Officer. I am also very grateful to our funders, especially Carnegie UK Trust and the Department for Communities and Local Government, who have done so much to support us and our member CLTs. Last and obviously not least, I am especially grateful to Catherine Harrington for her unstinting work during the year. She has brought a broad spectrum of skills to the Network and we have greatly benefited from her intelligence, integrity and good humour.

Andrew Williamson OBE

Chairman

National Coordinator's foreword



2011/12 has been a very busy year for the National CLT Network as it nears the end of its funding from the Department of Communities and Local Government Empowerment Fund. The Network is now firmly established as the national organisation for Community Land Trusts and is transparent and accountable to its growing membership.

The Network and its Board can be very proud of what it has delivered. There are now a number of key resources in place for communities and some of the main barriers for CLTs have been addressed. These include helping secure £25m affordable housing grant for community-led housing and establishing a more proportionate grant access route and Registered Provider registration process.

2011/12 has also been a year to celebrate significant progress by CLTs themselves. There are now nearly 100 CLTs and we have seen a number of completions of CLT homes and other community facilities, including at Bishops Castle (Shropshire), Wells (Norfolk), Rock (Cornwall) and at Buckland Newton (Dorset), as well as even more starts on site.

Looking forward, 2012/13 is set to be a year of opportunity for CLTs. The Localism Act presents more opportunities for communities to take over existing assets or develop new homes. However, this is within a **wider environment of economic constraint**. Sadly there is less Government grant available for affordable housing, limited availability of private finance and a general tightening of mortgage lending. Navigating this landscape is not an easy task. However, as CLTs have proven, communities, with their resourcefulness, flexibility, imagination and commitment, can deliver!

The National CLT Network is here to help you, providing the right support through the CLT Fund, the peer to peer learning programme 'See it and Believe it' and through our training and events programme. The Network will work with partners to address the key issues of development finance and mortgage lending on CLT properties, get out there and promote the proven benefits of CLTs and help get CLTs established in urban areas, now that there is evidence that CLTs can deliver.

It is with great regret that this May we say goodbye to Andrew Williamson, Chair of our interim Board, who has been instrumental in getting the Network to where it is today. I personally have really enjoyed working with Andrew and look forward to him remaining involved in the future.

Thank you to all our members for your support of the National CLT Network and I look forward to working with you closely in the year ahead.

Catherine Harrington

National Coordinator, National CLT Network

The Board and Staff

The Board

The National CLT Network was formed in September 2010. It is the national body for CLTs and supports and promotes the work of CLTs in England. The Network is hosted by, but independent of, the National Housing Federation and is accountable to the National CLT Network Board.

In May 2011 the National CLT Network formed an interim Board for the transition period to becoming a viable entity. The Board has 10 members. This includes six members elected from amongst the Full Members of the National CLT Network, the Chair and one member from each of the following organisations: National Housing Federation; Carnegie UK Trust; University of Salford.

Alan Fox, Cornwall CLT

Rosemary Seagrief,
Wiltshire CLT

Pam Johns, Holsworthy
Community Property Trust

Phil Rose, Foundation East

Dave Smith,
East London CLT

David Brown, High
Bickington Community
Property Trust

Cameron Watt, National
Housing Federation

Martyn Evans,
Carnegie UK Trust

Bob Paterson, Community
Finance Solutions

Andrew Williamson (Chair)

The National CLT Network co-opted the following organisations onto the Board during 2011/12 to lend appropriate skills to the board:

- Lyvennet Community Trust
- The Plunkett Foundation
- The CLT Fund

The Board also invites member CLTs to attend Board meetings as observers.

During 2011/12 the Board set the strategic direction for the National CLT Network. It dealt with key issues for the CLT movement, including funding, policy and regulatory barriers, as well as the future sustainability of the Network and the umbrella CLTs.

The National CLT Network will hold its next AGM on 22 May. All Board members will be elected by the membership of the Network at the AGM, following open recruitment.

Staff

The National CLT Network is run by two full-time members of staff; Catherine Harrington, National Coordinator and, as of April 2012, Hannah Fleetwood, Programme Officer.



Catherine Harrington



Hannah Fleetwood

Summary of activities 2011/12

2011/12 has been a busy year for the National CLT Network. We have delivered a number of outputs to support a flourishing CLT movement, which are set out in detail below. We have grown in scope since taking on the management of the CLT Fund Technical Assistance Fund, delivering grants directly to communities. We have also grown in size, since appointing an additional full-time member of staff, Hannah Fleetwood, thanks to funding from the Tudor Trust.

During 2011/12, the work of the Network has been focused on five key areas:

- 1 High quality advice, support, resources and training for CLTs
- 2 The right conditions for a growing CLT sector
- 3 A high profile for CLTs
- 4 Strong sector-led networks
- 5 A growing and sustainable membership organisation

These are set out in more detail below.

1 High quality advice, support, resources and training for CLTs

The Network has sought to learn from the early adopter CLTs on the best route to set up and run a CLT. This includes sharing best practice, developing standard approaches and providing guidance, based on what works. In 2011/12 we produced the following resources and support for communities:

- **Responsive advice and signposting service for community groups**, receiving on average 5 enquiries per week from prospective or developing CLTs.
- **Free introductory leaflet** on CLTs 'CLTs in a Nutshell', distributed widely to community organisations, CLT umbrellas and key partners.
- **Free guide to partnering with a housing association**: 'Trust and Association: partnerships between Community Land Trusts and housing associations', produced jointly with Somerset, Devon and Dorset CLT Project and distributed to communities, local authorities, housing associations and other key partners.
- **CLT Handbook** providing essential guidance on setting up and running a CLT. This will be available in print and online from 25 June 2012.

Trust and association (July 2011)

This guide sets out the experiences of early CLT and housing association partnerships, and points the way for others who may wish to follow or improve on them.



- **CLT Legal Toolkit** with template constitutions. This valuable online resource, produced by Cobbetts LLP and funded by the Tudor Trust, provides guidance on selecting the most appropriate legal form and template constitutions. It helps reduce the costs of legal formation for individual CLTs.



- **New dedicated website** on CLTs www.communitylandtrusts.org.uk. The website is the principal forum for information, guidance, tools, best practice and news on CLTs and is a vital element of the support products for CLTs, given the dispersed nature of those involved in community development. Since the creation of the new website in April 2011, the number of visitors has doubled to on average **2000 visitors per month**.



- **CLT training events** – The Network has held four regional training events in 2011/12, including in East Anglia, North East, South West and West Midlands. Fees for CLTs are kept low to encourage participation.



2 The right conditions for a growing CLT sector

The experiences of the early pioneering CLTs highlighted that the governance, regulatory and funding requirements to develop housing are disproportionate for communities and can quickly erode the motivation and aspirations of voluntary members of CLTs.

We have worked with the Department of Communities and Local Government (DCLG), the Homes and Communities Agency (HCA), the former Tenant Services Authority and the Charity Commission to put in place the right investment and regulatory processes for CLTs. This includes securing a **£25m capital grant funding for community-led housing** and working with the HCA on a more proportionate grant agreement and Registered Provider registration process.

In addition, we have **promoted amendments to the Localism Bill**, including on leasehold enfranchisement, and worked with DCLG on the regulations for Neighbourhood Planning and the Community Right to Build, to ensure that it meets the needs of CLTs.

In light of general tightening in both the availability of development finance and retail mortgage lending, the Network has worked with financial institutions to **encourage lending on CLT properties**, including the Building Societies Association and Nationwide Building Society, and will double its efforts in this area in 2012/13.

To forge closer links with individual MPs the Network hosted a joint **Parliamentary Reception** on CLTs with Community Finance Solutions on 19 March 2012.

3 A high profile for CLTs

In 2011/12 national press coverage on CLTs grew, including coverage in The Times and The Guardian. We have also used digital media, including Twitter and Facebook, to access new audiences, and developed a suite of promotional materials, including an introductory leaflet and a total of **eight short films on CLTs** that demonstrate proof of concept. Once a level of knowledge of CLTs has been established and in order to maintain engagement, we have put in place regular communications via monthly e-newsletters to over 600 contacts and via the CLT discussion forum.

CLTs are growing in reputation and awareness but there is still a lot the Network and existing CLTs can do to raise the profile of CLTs amongst members of the general public and key partners. In 2012/13 we will put a greater focus on raising awareness of CLTs through more media exposure and through features, articles or inserts in newsletters and publications of partner organisations, including Locality, National Association of Local Councils and the Local Government Association. We will also actively seek more speaker slots at key conferences and events.

4 Strong sector-led networks

Some of the best advice, support and inspiration communities can receive is from connecting with others who have already embarked on the journey of community-led development.

The National CLT Network has helped foster a genuine network of CLT practitioners. There are over 500 members on the CLT Discussion Forum with lively communications between members – there are 132 blog posts, 73 forum discussions, a number of discussion groups, videos and photos as well as information about the latest events. In addition, over 300 CLT practitioners and professionals have benefited from four free residential CLT Practitioners' Events delivered over the last two years. The Practitioners' Events in particular have proved a very effective way to help create and nurture local networks of practitioners. Communities can also find out about a nearby CLT and forge local connections by using the interactive CLT map, available on the Network website.

In 2012/13 we will build on this work and introduce a peer to peer learning programme, 'See it and believe it', from July 2012.

5 A growing and sustainable organisation

The Network has grown since its formation and now has 37 members (17 Full Members, 8 Emerging CLT members and 12 Associates).

Full Members:

- Bristol CLT
- Buckland Newton CPT
- Camelot Country CIC
- Cornwall CLT
- East London CLT
- Foundation East
- Gloucestershire Land for People
- High Bickington CPT
- Holsworthy CPT
- Lands End Peninsula CLT
- Lincolnshire CLT
- Lyvennet Community Trust
- St Minver CLT
- The Community Legacy Trust

- Wickham CLT

- Wiltshire CLT

- Worth CPT

Emerging CLT members:

- Devonport Development Community Land Trust
- Seedley and Langworthy Trust
- Skelwith and Langdale CLT
- Somerset Co-operative Community Land Trust
- Stoke Gabriel CLT
- Transition Homes Totnes
- West Rhyl Community Land Trust
- Queen Camel CLT

Associate members:

- CDS Co-Operatives
- Cherwell District Council
- Cornwall Rural Housing Association Ltd
- Cumbria Rural Housing Trust
- Derbyshire Dales District Council
- Kift Consulting
- Lansdown Housing Consultancy
- R Village
- Synergy Housing Group
- The Heart of Wales Line Forum
- West Dorset District Council
- Westlea Housing

The Network is working towards achieving sustainability through increasing income from events, membership and charitable funding.

In December 2011 the Network was awarded a grant from the Tudor Trust of £122,000 from April 2012 for two years to employ an additional member of staff, deliver the CLT Fund Technical Assistance Fund and a peer to peer learning programme. The grant came with a promising endorsement of the Network: 'One of the key reasons for Tudor supporting the National CLT Network in this way is to provide better support for the National Coordinator. Our Trustees believe you have proved very effective so far. They want to make sure that you are in a strong position to develop the Network to its full potential'.

The Network is rapidly growing and the income from membership and events constitutes a valuable proportion of the Network's total income. The targeted membership is set to rise from the current level of 37 members in 2011/12 to 45 in 2012/13 and 70 in 2013/14, doubling membership fee income year on year. The Network also makes a small income from events, although costs to delegates need to be kept low to encourage participation.

The National Housing Federation, the Network's host organisation, currently supports the National CLT Network by providing a £15,000 cash contribution and in-kind support such as rent, equipment and management support worth £16,000 per post. In 2012/13 the Federation is providing a cash contribution of £20,000.

The Network is seeking additional funding for its core costs. In March 2012 the Network, in partnership with the National Housing Federation, submitted a bid to DCLG to provide the support service for the Community Right to Build. This competitive bid was shortlisted for the support service.

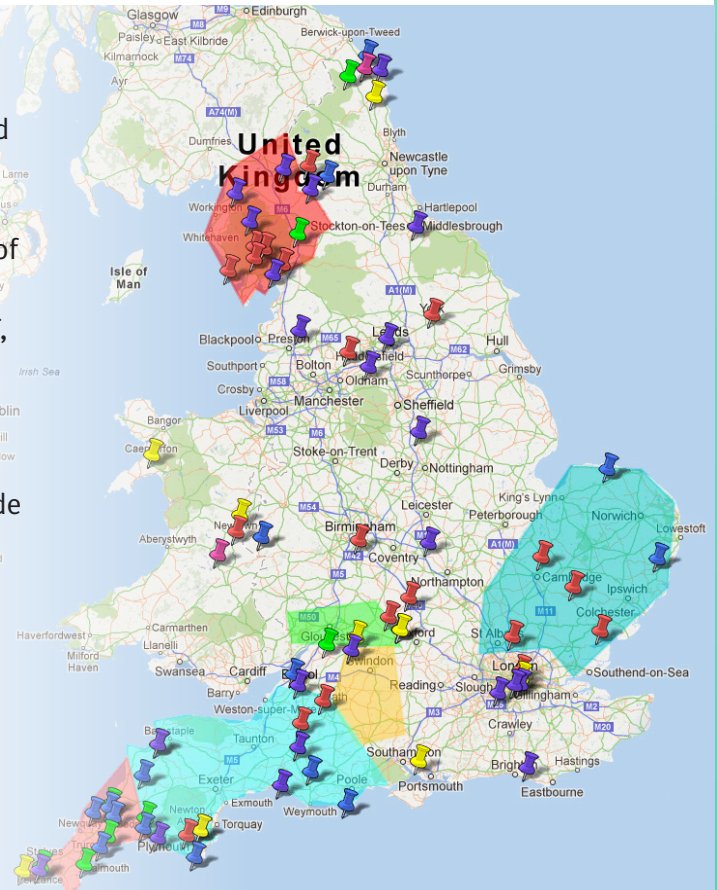
Results: a growing CLT movement

There are now almost 100 CLTs, ranging from fledgling organisations that are just starting out to established CLTs – this map shows the current scale of CLT activity in England and Wales.

As of 10 April 2012, 182 CLT homes have been built and another 64 are currently under construction. Of the total 246 homes provided by 20 CLTs, 37% are for rent, 58% are for part sale and a further 5% are for outright sale. Of significance is the fact that over 40% (80) of the homes have been developed in Cornwall. This demonstrates the impact of Cornwall CLT, an ‘umbrella CLT’, in supporting individual communities deliver successful projects.

In addition, at the sub-regional level, there are currently seven ‘umbrella CLTs’ that provide the vital face to face technical support for communities wanting to set up and run a CLT:

- Cornwall CLT
- Somerset, Devon and Dorset CLT Project
- Gloucestershire Land for People
- Wiltshire CLT
- Foundation East
- Cumbria CLT Project
- Bristol CLT



Whilst CLT umbrella organisations have been concentrated in the South West, North West and East, we are beginning to see new CLT umbrellas emerge. This includes one in Lincolnshire and another in Cheshire and Warrington, as well as prospective umbrellas in the North East, West Midlands and Sussex.

The CLT movement has grown to the point of ‘proof of concept’, as distilled in the report by Community Finance Solutions, January 2011. The learning from the early adopter rural CLTs is being consolidated by the National CLT Network. There is further progress to be made in establishing CLTs in urban areas and this is to be prioritised by the Network in 2012/13.

Looking ahead to an exciting future for CLTs – the draft business plan for 2012/13

In 2012/13 the National CLT Network will continue to build on and consolidate its early achievements to support a flourishing CLT movement, working closely with its members, the CLT umbrellas and key partners.

The work plan for 2012/13 will be set by the Board of the Network on 11 June. However, the draft aim is to see many hundreds of communities, in both rural and urban areas, set up and run flourishing CLTs.

The Network has set following draft objectives for 2012/13:

- 1 A full-scale grass roots CLT movement in rural areas;
- 2 Increased delivery of CLT homes or other assets in rural areas;
- 3 CLTs established in urban areas and as part of larger regeneration schemes;

Subject to the Board meeting on 11 June, the Network intends to achieve these objectives by delivering the following specific outputs:

High quality advice and support direct to communities

- Provide a **high quality and responsive advice line for CLTs**, responding to enquiries accurately and with high customer service standards.
- Effectively manage the **CLT Feasibility and Technical Assistance Funds**, including by conducting introductory visits to groups in situ, ensuring communities get the right one-to-one technical advice and support to deliver successful projects.
- Develop and maintain a list of approved **quality assured expert organisations at the national, sub-national and local level**.

High quality and accessible resources and training for CLTs

- Provide high quality, accurate and accessible information, guidance and best practice for CLTs.
- Deliver an introductory and intermediate training programme for CLTs that is appropriate, accessible and cost effective.
- Upgrade the website to provide more accessible and engaging information.
- Work closely with the Community Rights support bodies and other key partners to provide joint resources.

Peer to peer learning and strong sector-led networks

- Deliver an effective **peer to peer learning programme** to provide support, advice and inspiration to emerging CLTs.
- Deliver a national conference for CLTs and seek additional funding to deliver **regional CLT practitioners' events**.
- Facilitate further active online engagement via the CLT Discussion Forum

The right funding, regulatory and policy environment for CLTs to grow and flourish

- Continue to work closely with Government, the Homes and Communities Agency, Charity Commission and other key partners to create the right policy, funding and regulatory framework for CLTs.
- Work with lenders to encourage private finance lending to CLTs and mortgage lending on CLT properties.
- Influence local authorities, working closely with the National Housing Federation's regional teams and the CLT umbrellas.

Increased awareness of CLTs

- Obtain high profile and sustained press and multimedia coverage on CLTs by running a CLT media campaign, working with the National Housing Federation's media team.
- Increase the use of digital media to promote CLTs to new audiences.
- Work with key partners to promote CLTs to local authorities, parish councils and established community organisations, including speaking at partner events and conferences.
- Promote CLTs as a way to deliver the Community Rights through working with the Community Rights support bodies.

Accountability and engagement

Communicating with members

We seek to keep members up to date on our work and news from other CLTs through a range of media, including a regular monthly e-newsletter, blog posts on the CLT Discussion Forum, social media and the Network website. We will build on this in 2012/13.

Seeking your feedback

The Network seeks the views of CLTs and its members through both face to face visits, which will be increased in 2012/13, and through an annual membership survey. The 2012 membership survey, conducted in February 2012, sought to determine which of the Network's outputs members found most useful, how best the Network can connect and communicate with its members and how members can best connect with each other. The results from this survey are being addressed in the 2012/13 work plan.

A summary of the membership survey is included as Annex A.



Financial summary 2011/12

National CLT Network consolidated income and expenditure, year end 31 March 2011.

Income	Actual (£)
DCLG Empowerment Fund	50,000
National Housing Federation cash contribution	15,000
Membership fees	4,440
Events	4,909
Total income	74,349
Expenditure	Actual (£)
Salaries (National Coordinator plus paid internships) inc NI + pension	49,405
Travel	2,907
Subsistence	830
Accommodation	633
Publications (Inc. CLT Handbook and Annual Report in 2012/13)	12,660
Promotional materials	500
Legal advice (Including model policies in 2012/13)	2,000
Website maintenance	432
Training and events	2,561
Governance	1,863
Carried forward to 2012/13	558
Total expenditure	74,349

Annex A: National CLT Network Membership Survey 2011/12 analysis of responses

The National CLT Network conducted a survey of its members in March 2012, to assess how members view the Network's outputs, and to identify key new areas for growth. This analysis presents a selection of key responses and findings from the survey.

Executive summary

The survey collected responses on 4 key themes: how members connect with the Network, how members connect with one another, how members influence the work of the Network, and the lobbying role of the Network.

The survey received a good 47 % response rate. Key conclusions from the survey include:

- Events are a highly valued resource for members, particularly CLT Practitioners' Events, closely followed by written resources. There is a strong split in preference for online resources and printed resources.
- There is a clear demand for more one to one contact with other CLTs and the Network.
- The Network's lobbying work is highly valued, and many suggestions are made of potential partners for the Network which may increase its lobbying profile. There is a great diversity of subjects about which additional lobbying or resources are requested.
- Members are generally satisfied with their level of contribution to the Network, but would value better publicity of board meetings and invitations to submit papers, as well as (for some) the opportunity to contact board members through online forums.

In light of the survey results, the Network will therefore look to take forward the following initiatives in 2012/13:

- **Increased peer to peer learning and *in situ* visits by the Network.** The Network will be launching a peer to peer learning programme in June 2012, to meet the demand for more face-to-face contact with other CLTs. In addition, the Network will increase its visits to CLTs *in situ*, now that a full-time Programme Officer has joined the Network and will carry out Feasibility Fund visits.
- **Appropriate resources responsive to needs.** Given the diversity of issues for which lobbying or resources are requested it is felt that the peer to peer learning network may also increasingly be useful to address some of these resource/ learning deficits.

In light of the strong split in preference for printed and electronic resources, the Network will continue its focus on both forms of resource. A planned review of the Network website will make it more user-friendly, highlight the written resources available from the Network, and include more links to individual CLTs, including regular news updates, also facilitating peer to peer learning.

- **More events and accessible events for CLT practitioners.** Events are a key resource for members. Some accessibility issues have been raised. The Network has already taken significant steps to reduce or remove economic barriers to attending

events, including offering low rates and bursary places for CLT volunteers. It will now investigate hosting events during “out-of-office” hours and at a greater variety of locations, particularly to enable more CLT volunteers to attend.

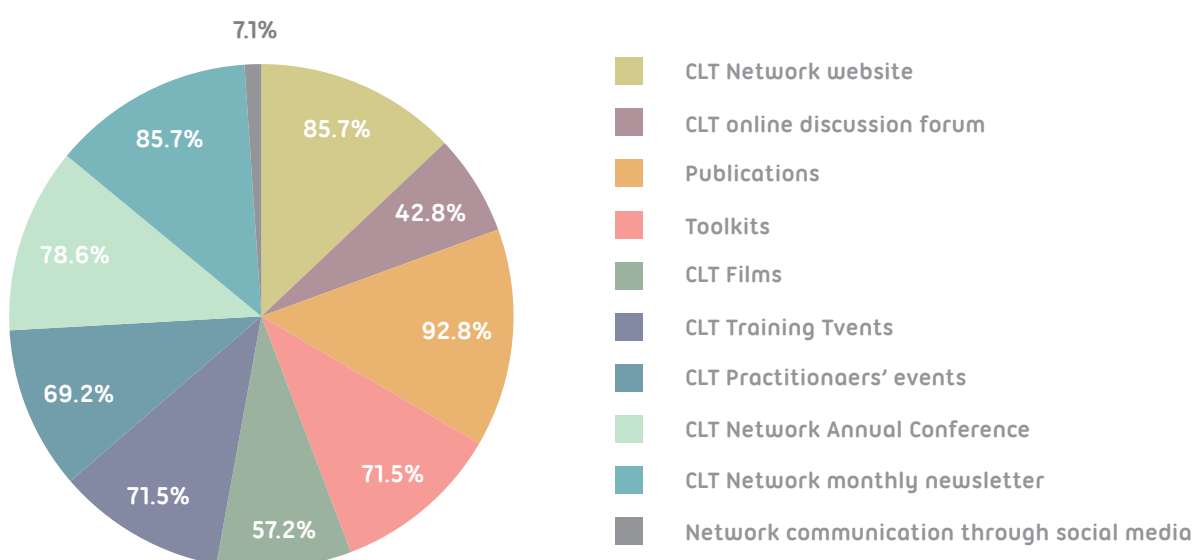
- **Increased input into the work of the Board.** The Network will ensure it widely publicises Board meetings and invites members to submit papers.
- **Promotion of the Network through CLT umbrellas.** Better use could be made of the CLT Umbrellas to promote the Network and the resources available. Further work will be done with existing umbrellas to discuss methods of promotion.

Data Analysis

Section 1: How we connect with you

What value do the following have for you and your organisation?

We asked our members to give each output a rating, from “No importance” to “Very important”. The chart below shows, for each resource, what percentage of respondents listed the resource as important.



- The chart shows the strong importance attached to events and written resources.
- CLT films do not score as highly as many other resources. However, anecdotal evidence where CLT films have been shown to members by the Network has been very positive. The Network will be promoting the availability of its new films for use by CLTs (for example, in their community meetings). We hope that encouraging this use will improve the impact of the films for members.

What other resources would you like to see from the Network?

A marketing toolkit – Design of WCLT Marketing Toolkit, based on production of templates for: Local identity as sub-brand/logo of WCLT; Posters; stationery; leaflets. Am investigating this with a graphic design company right now – happy to share!

Training for new CLTs – members and Directors

Promotion of the need for revolving funds to provide working capital for multiple projects

Continuing lead on national recognition for CLTs; encouraging and building more links and relationships between existing CLTs for mutual support

Regular support for staff who are “sole employees”

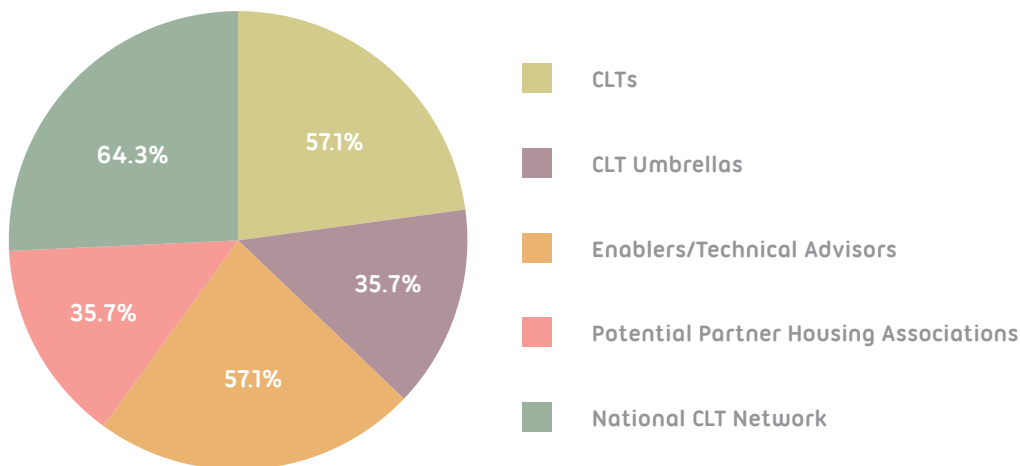
Support for (or consideration of) an increase in the value of each segment funding available for individual projects applying to the CLT Fund... to better enable the fund to match costs that may have to be met.

- Many of these needs will be met once the peer to peer learning programme launches in July, and have been alleviated since the re-launch of the CLT Fund by the Network in May 2012. This includes increasing the value of each segment funding available for individual projects through the CLT Fund. Under the peer to peer learning programme in particular, we will be offering training for new CLTs and building links between existing CLTs for mutual support.

Section 2: Connection between members

How important do you consider connecting with the following?

We asked respondents to rate the importance of connecting with each body. The chart below shows, for each body, what percentage of respondents listed the connection as important.



- Results show that members value connection with the Network most highly. This is closely followed by connection with other CLTs and Enablers/Technical advisors. This is both encouraging for the Network's longevity, and for the launch of the peer to peer learning programme, for which there is a demonstrable market.

Section 3: Your influence on our work

Do you feel that you and your organisation have sufficient opportunity to influence the work of the CLT Network? (For example, by inputting into the CLT Handbook)

Yes	75%
No	25%

- On the whole, our members are satisfied with the opportunities they have to influence the work of the Network. We will be exploring further how to improve connection between members and the Network Board. The next question proposes some practices for improving this connection.

What value would the following initiatives have to you and your organisation?

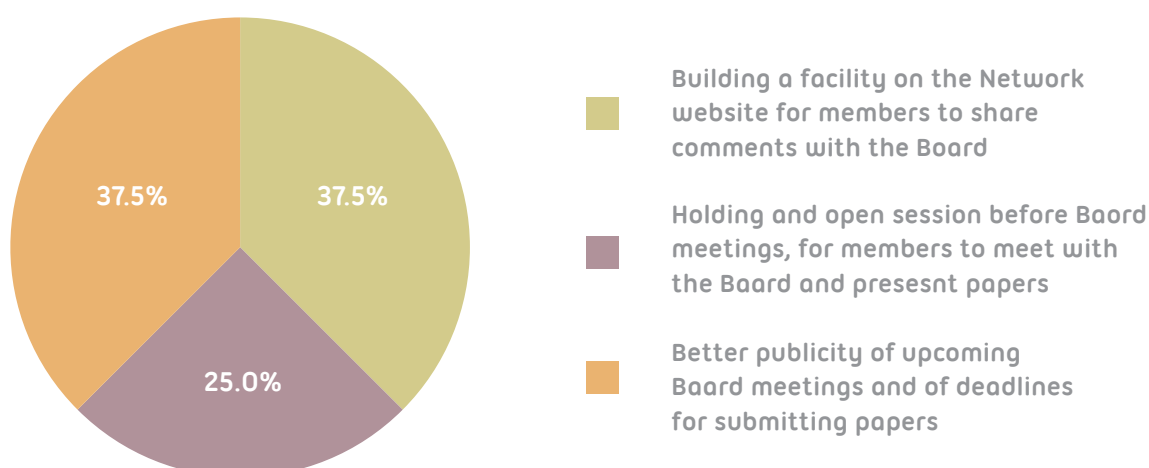
We offered three proposals to improve member connection with the Network Board.

We asked members how they would value each proposal, from:

1 No importance; to

5 Very important

The chart shows, for each proposal, what proportion of respondents thought the proposed practice could be important.

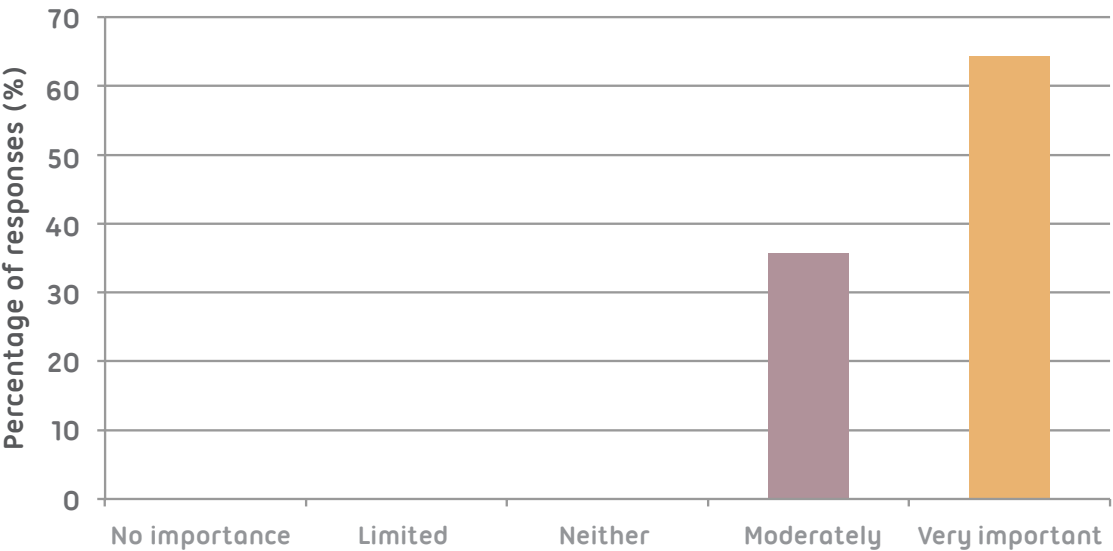


- There are strong preferences for forms of involvement which do not require members to travel to board meetings, including publicising deadlines for submission of papers, and online facilities to share comments with the board. Comments suggested that there is a strong group who prefer traditional, rather than online, connection with the Board; we will maintain both options in light of this preference.

S4: Lobbying and influencing

How important is it that the Network undertakes this lobbying work on behalf of CLTs?

The chart below shows how respondents rated this lobbying work. The table outlines the additional comments which we received.



- There are strong preferences for forms of involvement which do not require members to travel to board meetings, including publicising deadlines for submission of papers, and online facilities to share comments with the board. Comments suggested that there is a strong group who prefer traditional, rather than online, connection with the Board; we will maintain both options in light of this preference.

Very few CLTs have the capacity to tackle high level lobbying themselves
Fit for purpose standards need setting
Do please work with the Confederation of Co-operative Housing to present a united front – CLTs and Co-ops have complementary strengths in lobbying for change, and can support each other’s cases
Better links with RICS, RTPI, so councils have better understanding for planning and asset disposal issues
We believe that a system of revolving funds would be a major facilitator
Joint MPs and Lords seminars/ meetings on CLTs. Having senior MP and Lordship patrons for the National Org. Articles in the key journals to influence local government members and officers and Town and parish cllrs and their clerks. Also presentations at their conferences
Lobby for 75% grant in advance as standard. Without this scheme costs and risks are much higher and it is much harder to get lenders on board. Also higher amounts of grant per unit. With low (say £28,000) grant per unit for rented homes schemes will not accrue a re-investment surplus for around 30yrs. Whereas with previous levels around £65,000 per rented unit surplus will accrue after about 5 yrs
This is vital and can only help those of us working "on the ground" to get houses built

- The results show this Network function to be of significant importance to members. This is also reflected in the comments added to the responses.
- The suggestions merit individual consideration. However, we can identify as a key theme that of increasing the Network’s lobbying work in partnership with other organisations or individuals. The Network will investigate this further during the next year of operations.