



ABOVE DERWENT COMMUNITY LAND TRUST LTD



AFFORDABLE HOUSING IN THE ABOVE DERWENT PARISH

MESSAGE FROM THE CHAIR

Whilst I have been preparing to write my annual report I have been reflecting on how we started, from the early days to the completion of our first project.

I think we have all had a massive learning curve, from the very early days when we decided to go it alone, that is to say without further help from consultants.

The Above Derwent Community Land Trust (ADCLT) first started as a sub-group in the Above Derwent Parish Council (ADPC). Finding a suitable site was not easy and eventually Pow Wood became available. Perhaps not the best site, given the sloping terrain. The Covid pandemic led to supply shortages and delays in the labour market. However, towards the end of 2022 and early 2023 we finally saw all the houses occupied. It was an immensely proud moment for all the members to see the families finally settled in their new homes.

This year 2023, we were selected for an audit by Homes England. This has been submitted and we await the outcome. The hard work by certain members in completing this is very much appreciated.

A subgroup was established to identify sites in the Above Derwent Parish (ADP) however, due to the current financial situation and the difficulty in securing a site things are now on hold. The high number of holiday lets and second homes in the ADP continues to rise, exacerbating the housing situation for young families.

We are very fortunate to have within ADCLT a broad range of professional and dedicated members who continue to support and I am grateful for the time they so freely give. However, we would always welcome new members. You may not be aware of your talents! Please ask any member or contact our secretary.

Don Thoburn

A Review of the Year

On a beautiful sunny day in September 2022 we had our official opening of Pow Wood with some of the families who had recently moved in. Also present were members from Allerdale Borough Council.

Being located in the village of Portinscale it was important from the outset that the new homes would blend in to the character of the village. We have received many compliments on the style and appearance of the houses.

We are grateful for the grants provided by Homes England, Allerdale Borough Council and others. They were key in reducing the level of finance we required, allowing us to make the shared ownership homes more affordable.