

# ABOUT TRANSITION HOMES & COMMUNITY LAND TRUSTS

## HISTORY



2010 consultation

Transition Homes is a Community Land Trust (CLT), incorporated in 2011 by members of Transition Town Totnes. As a CLT we are a not-for-profit organisation, led by trustees from the local community; set up to own and manage land, and other assets, maintaining affordable rights and access for local people, in perpetuity. We have bought a seven acre site at Puddavine on the edge of Totnes known as Clay Park. This is our first major project, where we will soon build eco-homes for local people in housing need.

We are a Registered Charity. Our area of benefit is Devon & Cornwall, although we are based in Totnes and the Clay Park development is for the area of Dartington and surrounding parishes. We are planning to develop further affordable housing locally or further afield.

## VISION & MISSION

Our vision is that everyone has the opportunity to create the homes they need in the places they need them; able to live as part of an environmentally and socially resilient local economy providing greater equity, health and well-being.

Our role is to provide a fairer system of developing and building housing; supporting individuals and communities who want to build inspiring, low impact, affordable, and sustainable homes.

## AIMS

Design and build highly energy efficient homes; include renewable energy generation; use local natural materials as far as possible; promote low carbon transport options; provide shared community facilities and resources; facilitate people to connect with each other and with the land; increase the productivity of the land; provide opportunities for people to develop their knowledge and skills; enhance ecological richness and biodiversity; share our learning and experience.

## THE TEAM

Our current Trustees are Erica Lewis, Zav Bowden, Laura Keely, Tom Winfield, Ruth Sutcliffe, Jim Carfrae, Gavin Fennell and Mary Popham, and we have a part-time project manager, Nicola Lang. The team has expertise across eco-building, design, co-housing, social housing management, and finance. We welcome new volunteers and trustees – talk to us.



## What is a CLT?

Community land trusts (CLTs) are set up and run by ordinary people to develop and manage homes as well as other assets important to that community, like community enterprises, food growing or workspaces. CLTs act as long-term stewards of housing, ensuring that it remains genuinely affordable, based on what people actually earn in their area, not just for now but for every future occupier. CLTs increasingly focus on sustainable building as well as affordable building, recognising the environmental impact of development. There are over 250 CLTs in England and Wales with 1000 houses already built and another 16000 in the pipeline, and they are supported by the National CLT Network.

A CLT must be set up to benefit a defined community; must be not-for-private-profit (this means that they can, and should, make a surplus as a community business, but that surplus must be used to benefit the community); local people living and working in the community must have the opportunity to join the CLT as members; those members control the CLT (usually through a board being elected from the membership).



We're proud to work with other local CLTs who include:

- Broadhempston CLT, who have self-built 6 straw bale semis. They run open days and have written a book about the experience: 'Self Building Easterways'.
- South Brent CLT, who have planning permission for 17 homes
- Harberton & Harbertonford CLT, who recently obtained planning permission



Broadhempston  
Community Land Trust

