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**Marshfield Community Land Trust Strategy Jan 2024-Dec 2027**

**Identity and Values**

A CLT is a not-for-profit organisation, democratically accountable to its members. We believe in local collective action for the benefit of the whole community .

We are committed to working towards net-zero through sustainable development. We work in partnership with other local, regional and national organisations.

**Origins**

The formation of MCLT followed a successful local campaign to resist a market-led project for a housing scheme, unaffordable for local people and with inadequate local consultation. This gave rise to a strong desire for an organisation to champion local self-determination. To address housing concerns we then set up a project to develop affordable housing to meet local housing need. In 2018 we set up an energy group to pioneer initiatives which benefit the community and address the climate crisis.

**Structure**

MCLT is a Community Benefit Society registered and regulated by the Financial Conduct Authority under the Cooperative & Community Benefit Societies Act 2014. Its annual accounts must be approved by the Financial Conduct Authority.

MCLT is constituted so that it can acquire and develop local assets for community benefit, to be held by MCLT in perpetuity.

Membership is open to all who share the aims and values of MCLT. An individual can become a member by purchasing one or more shares priced at £1 each. Members have one vote at general meetings however many shares they may own.

**Aims**

The overall aim of MCLT is to further the social, economic and environmental interests of Marshfield by acquiring and developing assets and promoting activities for the benefit of the local community. Its current focus, responding to identified local needs, is on affordable housing and the provision and efficient use of renewable energy.

MCLT aims to help maintain and develop Marshfield to be environmentally sustainable while at the same time being economically successful and outward looking.

MCLT aims to achieve a diverse representation of Marshfield’s different local groups and interests to maximise benefits for the whole community and ensure its assets and projects are protected in the future.

**Specific Objectives**

**1. To successfully complete the construction and allocation of the affordable housing currently underway and ensure that the scheme retains community support.**

**Action**

* Ensure that local people in housing need are encouraged to apply for the new homes
* Work with our partner, Brighter Places housing association, to support potential applicants in registering with SGC HomeChoice (for rental properties) or with Brighter Places (for shared ownership)
* Collect evidence of unmet housing need while engaged in the allocation process
* Keep the community, and particularly Marshfield school, informed of progress and any potential disruption
* Establish a system for handling queries and complaints relating to site work
* Facilitate site visits by local people where possible.

**2. To research the need for a second community-led affordable housing project.**

**Action**

* Provide up-to-date evidence of local housing need, and the type of housing and tenures required, by urging South Glos Council (via Marshfield Parish Council) to commission a housing needs survey
* While the housing needs survey is underway, investigate the availability of sites and establish whether landowners are willing to negotiate
* Explore possible funding opportunities (eg public subsidy, partnership with a housing association, private sector involvement, crowd funding, etc)
* Consult the local community on any draft proposals for a possible second housing project.

**3. Explore the potential for locally generated renewable energy to reduce carbon emissions, reduce costs and provide income for the local community.**

**Action**

* MCLT's Energy Working Group will continue to collaborate with South Glos Council, Bristol Energy Network and the West of England Combined Authorities to develop local energy generation opportunities
* Utilise access to expertise and funding through further collaboration with other agencies.

**4. Develop initiatives to reduce local energy use, cost and support sustainability.**

**Action**

* Disseminate information to help reduce energy use in local domestic and community settings (eg solar panels, heat pumps, increased insulation, etc)
* Collaborate with partner organisations to achieve funding to support community initiatives to reduce energy use and costs
* Support local, regional and national policies to address climate change in a community setting.

**5. Maximise diversity on the MCLT Board and among the membership to ensure wide community support, the representation of Marshfield’s different interests and ages and safeguard MCLT projects .**

**Action**

* Generate wide local interest by publicising ongoing developments and successes
* Capitalise on the visibility of the current affordable housing development as it progresses by means of a prominent site hoarding, regular local updates, leaflet drops and press releases
* Initiate a membership drive, starting when the current scheme's 'breaking the ground' event takes place in April
* Prepare a new membership form which specifically encourages active participation in MCLT activities by new members
* Consider co-opting new board members to fill identified gaps in expertise and representation
* Advertise in AAM, Facebook, website, etc if necessary to fill specific board requirements.

Registered Office: Tolzey Hall, 41 High Street, Marshfield, SN14 8LR

The MCLT is a Community Benefit Society registered and regulated by the Financial Conduct Authority under the Cooperative & Community Benefit Societies Act 2014, no. 7361.

Its annual accounts are submitted to the Financial Conduct Authority for approval.

[www.marshfieldclt.org](http://www.marshfieldclt.org)