

Lune Valley Community Land Trust: our “value set”
- the factors we use to decide what projects we invest in.



F = Fundamental – ‘Good homes to live in’ – *these must be met*

1. Really affordable homes, defined by local needs – Social/affordable rental, or Intermediate tenure [part ownership]
2. Preference to rent/buy for local people – with our own allocation policy, agreed with the local authority.
3. No ‘right to buy’, for rental; and a way of keeping the property in the ‘affordable’ market, for intermediate tenure – so homes are kept affordable for ever, in each location.
4. Well-built, few snags, perform to design, [needs good build control & inspection regime]
5. Proper living space, meeting minimum national standards, or better
6. Low cost to run: low energy design – insulation/sealing [to Passivhaus standard]: so less chance of fuel poverty, and rent defaults
7. Layout and design which is community-enabling – design for ‘sociability’ and open spaces

I = Important – ‘contributing to change’ – *try hard for these*

8. Renewable energy for heating/power – heat pumps, electric heat, solar PV, [batteries?]
9. Electric car charging points [and solar PV generation over parking?]
10. Renewable transport: public transport, walking, cycling, less parking, car clubs?
11. ‘Happy City’ criteria [see <https://thehappycity.com/>]- apply these to community homes/land too?
12. Acting, where possible, as a ‘demonstration project’ to help the housing sector adopt change.

All subject to:

E = Effectiveness, financially – *to be a sustainable community company*

13. A prudent, risk-managed financial business assessment for LV CLT.
14. B4B: ‘bang for the buck’ – best achievable affordable home space per £ of grant money.

v2, first agreed by the Board on 17/4/18, items 4 - 7 moved up to top category, and item 12 added, 30/10/19.