

Early days

- April 2016 a public meeting was held to ask the community if DBL should buy the British Legion land, at which the majority of people approved the purchase - £82,000.
- DBL became a Limited company in order to make the purchase.
- May 2017 Summer Fun Day questionnaire re. housing in the village given out. Andy Lloyd collated into a housing needs report. (Advisor to National CLT network)
- May 2017 Land Group sub committee formed to work on the development. Brought Architect & Designer, Halsall Lloyd Partnership, on board to spearhead community consultation on land use. (On advice from our Big Local Rep). Bill Halsall is a leader in dementia design which we were keen to incorporate.

2018 Survey delivered to each household in the village

Low number returned, but majority thought some kind of housing for the elderly was the best use.

HLP started looking into suitability of land for housing.

Distington Opinion Survey

Your details
Please enter your name and details below:
Name:.....
Address:.....
.....Postcode:.....
Email:.....
Telephone/ Mobile:



Distington Big Local have purchased the 'Legion Land' in the heart of Distington.

We want to ask people their opinion about what the land should be used for.

Please help us by completing the questionnaire and returning it to Ingrid or Victoria at the Community Centre.

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 Distington Big Local
 Halsall Lloy Partnership ARCHITECTS & DESIGNERS
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September 2018 first look for the community at possibilities for building on the land.

'Event in a tent' on the site

Information boards & design model of what housing scheme might look like

Feedback forms

Local MP attended and local press

Free food on attending and filling in form.
Ride and climbing wall for children. Helped get numbers up!!! Engagement not always easy.

The Legion Land Plan

WELCOME

to the
'Legion Land Plan' Exhibition

Please help us by
giving us your
views about
the plan.

Thank you for you help

Distington

Big Local
Local Trust Big Local

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For more information, or if you would like get involved in Distington Big Local, please take look at our website www.distingtonbiglocal.org.uk and contact Vic or Ingrid on 01946 834297, or speak to any of our volunteers.

Distington Big Local Land Development

The Journey so far

Position of the land in the village

Central location – close to shop, Community Centre, church and bus stop.

Not designated for housing on the council plan – only one access road at the top of the site.

HLP worked with Highways to ascertain that they were happy with the access, and were prepared to adopt the road after development.

Surveys done on site to check for hazardous waste, drainage and environmental factors.

Copeland Council's housing department very keen on development, and helped with grants.

The Legion Land Plan
THE SITE - THE LEGION LAND



The 'Legion Land' is at the heart of Distington and development will stimulate the life of the village

Distington



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Revenue Financing

- Grants sought from various sources to cover the costs of surveys, architects, specialist advisors, legal fees and planning.
- Local council very helpful with grants.
- Started speaking to Homes England (Ann Seipp) about revenue funding for the project Sept 2018.
- Revenue funding available from HE although we were not a Registered Provider.
- Government keen for community housing to develop, but grant application process very complicated.
- Employed a community housing consultant to help us, particularly on financial viability of the scheme, and HLP provided a draft plan.
- November 2018 HE bid submitted. 2019 approved, staged payment system.
- So far, revenue costs run to about £278,000, about 30% has come from Local Trust funding, and the rest from other grants.

Where we are Now

- **Amended planning application submitted 19/03/2021 (First one spring 2020) Ref: 4/21/2117/OF1 Copeland Borough Council.**
- **Negotiations advanced with H21 (apartment block), and Castles and Coasts (bungalows) for them to develop and run the site on a long term lease.**
- **Company changed from a Limited company to a Community Benefit Society in order to mitigate tax liability. Our rules based on National NCTL model rules 2017**
- **What have we learned?**
- **Becoming an RP for a one off development is neither financially nor practically viable for a community group with our profile.**
- **Involve the RP you are going to work with earlier in the process than we did.**
- **It would be helpful to have a framework of practical advice for community groups in this situation, particularly a list of useful people and organisations to contact.**
- **Be brave! It's hard work, but the rewards are a wonderful legacy for the future.**