

<b>Location</b>	<b>Hannah Bowman Way, Youlgrave, Derbyshire</b>
<b>Housing Association</b>	Peak District Rural Housing Association 
<b>Partners</b>	Youlgrave Community Land Trust; emh group (development agent); Derbyshire Dales District Council
<b>Scheme outline</b>	<p>Youlgrave is a popular village in the Peak District National Park. It's beautiful surroundings and characterful built form attract second home owners and commuters. This pushes local prices beyond the level local people can afford.</p> <p>Village plan work in the village dating from 2006 showed the need for affordable housing together with a local concern about the high house prices in the village and the needs of young people.</p> <p>The CLT was set up in 2012, support was given to the group by the Derbyshire Dales Rural Housing Enabler and from the outset the CLT worked with local specialist provider Peak District Rural HA.</p> <p>The scheme comprises of six houses and 2 bungalows. Five houses and one of the bungalows are for rent, one house and one bungalow have been sold on a shared ownership basis.</p> <p>The scheme was built from local stone and was designed to blend with the local village architecture. The homes reach code for sustainable homes level 4 and include photovoltaic panels on the roofs and high levels of insulation.</p> <p>A community orchard is incorporated into the site. Local people have donated and planted trees. The orchard belongs to and is managed by the Community Land Trust.</p> <p>The homes are leased to PDRHA on a long lease. Funding for the scheme was granted by the HCA from the Community Led pot; generous further funding came from Derbyshire Dales District Council.</p>
<b>Need</b>	The parish council and local people were aware of a general need for affordable homes for local families. This was proved by a survey carried

	<p>out in 2007. After overcoming several stumbling blocks the scheme was ready to move again in 2012. The need for the scheme was then checked and confirmed.</p>
<b>Good practice</b>	<p>Youlgrave Community Land Trust was ‘born’ to produce the homes which local people were convinced were needed. The members of the CLT came together and were able to make the case for funds from the HCA. The terms of the lease in place with PDRHA confirm that the homes are for local people and will be held in this way in perpetuity.</p> <p>The Community Land Trust owns and manages the community orchard which is part of the scheme. The Trust is also looking for other projects in the villages. Members are acutely aware that the village shop and post office is under threat and plan to step in and help to save these key resources if need be.</p> <p>The relationship with PDRHA is strong. The long development process has welded the two organisations very closely together.</p>
<b>Funding</b>	<p>HCA – £261600          Derbyshire Dales DC – £314000          PDRHA and sales – £784400</p>

*“It was a long journey to provide these homes and we are very grateful to all our partners, Derbyshire Dales District Council, the Peak Park and Peak District Rural Housing Association for their support. We are delighted with the houses, as are the families living in them” David Frederickson, chair of the Youlgrave CLT*