



Right to Reclaim Land and Other Information

The Community **Right to Reclaim Land** helps communities to improve their local area by giving them the right to ask that under-used or unused land owned by public bodies is brought back into beneficial use.

The Department for Communities and Local Government (DCLG) have attempted to make this process easier and in August 2011 launched a demonstrator map to show Local Authorities what could be achieved in their areas if they worked together and mapped their assets.

Please note that the public sector assets map has been discontinued and all links to it no longer work as the contract for the project ended in December 2012. However, DCLG continues to work with the public sector to encourage mapping and collaborative models of asset management.

However, they are also attempting to make it easier to bring land back into use by reforming the Public Request to Order Disposal process. Anyone can send a request to the Secretary of State for Communities and Local Government setting out why they think:

- land or property described in the request process is under-used or vacant
- that there are no suitable, consulted upon and publicly tested plans in place or likely to be put in place in an acceptable period of time
- the land should be disposed of in order to enable it to be brought back into use

This is the link to the Request to Order a Disposal form

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/14585/1926852.doc
...and if used, should be sent to NPCU@communities.gsi.gov.uk

Funding via the Community Infrastructure Levy (CIL)

- Local authorities are able to require developers to pay a levy when they build new houses, businesses or shops.
- The money raised must go to support new infrastructure such as roads and schools. This is called the Community Infrastructure Levy (CIL).
- The Local Authority sets the CIL rate.
- The Localism Act allows some of the CIL money raised to be spent on things other than infrastructure.
- The Government can require that some of the levy money goes to the neighborhoods' where development takes place – see below:
- **Neighbourhoods that have drawn up a Neighbourhood Development Plan with consent via a referendum can receive 25% of the CIL gained through the development or, 15% without a referendum.**
- The money will go to the Town or Parish Council to be spent on the priorities within the Plan
- Where communities do not have a Town or Parish Council, the Local Authority will retain it but spend it on the wishes of the community.

Remember: that it is your Local Authority that can set the Community Infrastructure Levy (CIL) rate so it is important to discuss and engage with them early on with any community aspirations.

Funding from the New Homes Bonus scheme

The New Homes Bonus Scheme provides cash for areas that allow new homes to be built in their area. Government funding has been set aside for local councils that welcome new housing development, which they can spend to benefit their local community.

Under the scheme the Government matches the council tax raised from new homes for the first six years through the New Homes Bonus. Councils and communities work together to decide how to spend the extra funding - whether council tax discounts for local residents, boosting frontline services like rubbish collection or providing local facilities like swimming pools and leisure centres.

Community Led Planning (CLP)

Finally, don't forget

- Concerned with more than just development issues
- Step by step process
- Develops a shared understanding of needs of whole community
- “Gold Standard” of community planning – recommended to precede a Neighbourhood Plan
- Results in an Action Plan to deliver tangible benefits

Community Led Planning – FUNDING

Often local fundraising, the Parish or Town Council or sometimes the District Council will contribute towards this. The BIG Lottery Awards for All scheme will pay for certain elements of a CLP.

<http://www.awardsforall.org.uk/england/index.html>

Community Led Planning – SUPPORT and ADVICE

The 2 main organisations which would offer direct support in Somerset are:

Community Council for Somerset www.somersetccc.org.uk tel: 01823 331222

Somerset Market Towns www.somersetmarkettowns.co.uk: tel - 01458 259077



Victoria House, Victoria Street, Taunton, TA1 3JZ
Tel: 01823 331222 Email: info@somersetccc.org.uk Website: www.somersetccc.org.uk

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