Staying Alive: A Community-Led Bid at the Heart of Chorlton

Chorlton Community Land Trust
Vision & aims

Our vision is that local people have control of the design, development, and stewardship of the places in which they live.

We aim to...

- Protect and enhance the natural environment through the protection and creation of diverse habitats, wildlife corridors and provision of sustainable drainage features.
- Operate as a not-for-profit Community Land Trust, which is accountable to its membership.
- Ensure age-friendly design and management principles are implemented.
- Raise funds to directly invest in the community ownership of permanently affordable homes, community spaces and buildings.
- Promote the use of car free areas, car sharing initiatives, electric vehicle charging points and cycle infrastructure to reduce traffic congestion and improve air quality.
- Create shared community spaces to foster increased neighbourliness, personal wellbeing, and environmental awareness.
- Seek opportunities to engage with other community organisations and the wider community for mutual benefit.
- Invest in low and zero carbon technologies and building efficiency to reduce impacts on climate change and build in climate resilience.
- Prioritise the delivery of affordable homes, with an allocation policy that gives priority to local people affected by rising house prices.
- Provide a variety of housing types and tenures to meet the needs of the diverse local population, including cohousing.
A Quick Recap...

- **March**: Co-op markets the site for sale
- **April**: Chorlton CLT submits Asset of Community Value nomination (rejected by Manchester CC in September)
- **May**: Co-op identifies preferred bid for demolition and residential redevelopment of the site
- **July**: Co-op Cluster Public Meeting attended by the Co-op...
The Heart of Chorlton
A Community Asset?

- Originally a 1920s Picture House
- Elegant original façade to Nicolas Road remains
- A building of unique scale and prominent location
- Monthly markets in the surrounding public realm
- Local heritage value
- Excellent redevelopment potential
- Demolition would be a ... Tragedy!
A Vision For The Heart of Chorlton

• A destination for retail, leisure and cultural activities to boost local businesses
• An economically, socially and environmentally sustainable Heart of Chorlton which builds on its current character
• A co-ordinated approach to the regeneration of multiple sites
• An opportunity for thriving high street & quality redesign
• Ensuring the long term vitality and viability of the district centre
• A celebration of cultural and heritage assets
What have we been doing?

• Identifying a development partner
  • https://generation.ltd.uk/
  • Toast Rack, Fallowfield
  • Cheadle Trust Community Centre

• Engaging key local stakeholders
  • Chorlton Family Practice needs more space to meet current and projected demand
  • Opening dialogue with local traders
  • Meeting potential operators and tenants
What Have We Been Doing?

• Negotiating with the Co-op over an alternative plan for the site
• Meeting Manchester City Council to discuss the plans and options
• Surveying the building
• Developing and costing the plans and proposals
• Establishing the deadline for the community-led bid: 8th November 2019
Design Ideas

Key:
- Yellow: Gym
- Light Blue: Health Centre
- Red: Residential
- Orange: Food and Makers Market
- Grey: Parking

Option 1

Option 2

Option 3

Option 4

Option 5
The Key Parts of the Plan

• A Food Hall Market Space
  • Showcasing our Distinctive Local Traders
  • Hosting film, arts and cultural activities
  • Celebrating the Bee Gees Legacy

• New Health Centre for Chorlton Family Practice

• Office / Co-working / Gym

• Pedestrianised Public Square on Nicolas Road
  • Community Meeting and Events
  • Traditional Markets

• Solar PV Community Energy System
  • 200 roof mounted PV panels – saving 11.5t of CO2 per year!
Chorlton Square?
What next?

- Keep working with potential tenants and occupiers
- Meet local traders and community groups
- Raise awareness through social media, leaflets, posters etc.
- Prepare and submit a formal bid to the Co-op on 8th November
- Fundraising....
The Stayin’ Alive! Crowd Funding Campaign - we need you!

- A rewards based crowdfunding campaign, including
  - Event tickets
  - Discount cards

- All pledges will be held by Crowdfunder in Escrow
  - If the community-led bid is successful, funds will be paid to the CLT to buy the site
  - If the community-led bid is unsuccessful, 100% of pledges will be refunded by Crowdfunder

- Support will prove community endorsement and social value of the project
Recent Local Fund Raising Examples
Stretford Public Hall Community Share Sale: £255,000
Hulme Community Garden Centre Community Share Sale: £204,850
How can you help?

- Pledge your support through the Crowd Funding Campaign
- Buy a £1 membership share in the CLT
- Become a member of the Co-op and make your views known via the Co-op Member Pioneer
- Spread the Word – get people involved!
- Support the campaign. Do you have skills or time to offer?
Thank you!

www.chorltonclt.org

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