At the Heart of Chorlton

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Chorlton Community Land Trust
What’s a Community Land Trust?

Community Land Trusts (CLTs) are not-for-profit organisations that develop and steward housing, community spaces and commercial projects for the benefit of their local community.

Chorlton CLT is:

- A Community Benefit Society
- Member Owned (chorltonclt.org/join)
- Focused on improving the outcomes of the many future projects in Chorlton
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...

- Operate as a not-for-profit Community Land Trust, which is accountable to its membership.
- Protect and enhance the natural environment through the protection and creation of diverse habitats, wildlife corridors and provision of sustainable drainage features.
- 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.
- 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.
- Provide a variety of housing types and tenures to meet the needs of the diverse local population, including cohousing.
- Create shared community spaces to foster increased neighbourliness, personal wellbeing, and environmental awareness.
- Prioritise the delivery of affordable homes, with an allocation policy that gives priority to local people affected by rising house prices.
Why is the CLT here?

1. To support a more considered approach to the sale of the site
2. To promote community involvement in the redevelopment process
3. To promote recognition of the building as an Asset of Community Value
4. To maximise the community benefits from redevelopment
5. To promote a co-ordinated approach to the wider regeneration of Chorlton
6. To explain our ideas and how we can enable or support the delivery of a community-led development
Chorlton: What are our Assets?

- Strong sense of community & identity
  - People: young, engaged, family-focussed
  - Values: independent, ethical, proud
  - Leisure: bars, eateries, specialist retail
- Imminent cycle scheme investment through the heart
- Great public transport connectivity to rest of city
- Several sites that could be developed as part of a coordinated regeneration strategy
Chorlton: What are our Weaknesses?

- Prosperous private housing but poor quality public realm & open spaces
- Limited & poor quality community facilities
- No anchor attraction
- Little recent investment in retail and leisure offer
- Growing housing affordability challenge
- Walkability, safety and access
The Heart of Chorlton
A Building of Community Significance?

- 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 cultural heritage value
- Excellent redevelopment potential
- Asset of Community Value Nomination Submitted
Site Analysis
Site Analysis
A Vision For The Heart of Chorlton

• Promoting Chorlton as 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 the high quality redesign of the prominent Manchester Road frontage

• Significantly enhancing the public realm

• Safeguarding The Picture House as an integral part of the Heart of Chorlton for another 100 years
Ideas for the Heart of Chorlton

The Picture House

**Arts & Culture**
Occasional performance and viewing space for the arts, theatre & cinema

**Pop Up Eats**
Local retailer franchises operating in a market-style eating and café space

**Distinctive Drink**
Local brewery/distiller/bar offering drinks of distinction in the evenings

The Community Heart

**Health & Wellbeing**
GP, healthcare, wellbeing facilities within the local centre

**Sports & Leisure**
A flexible sports & leisure space for use by the school and the community

**Chorlton Square**
A meeting point for people and community groups and dedicated market square
The Community Heart
Chorlton Square
How can we help?

1. Consult and gather community and stakeholder opinion and objectives
2. Collaborate on a co-ordinated vision for the regeneration of Chorlton
3. Develop plans that reflect the consensus view and test development options for viability
4. Raise money and invest
   • Community Share Sale to achieve direct community ownership
   • Grant funding
   • Grant and loan finance from Social Investors
5. Identify and work with development partners
6. Co-ordinate delivery where required
7. Work with local businesses as tenants or operators
What do you think?

www.chorltonclt.org

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@ChorltonCLT