

Appendix B: Initial Thoughts on a Stewardship Model for Dunton Hills Garden Village

Considerations	Detailed points
Assets a new body could manage	<p>The following considerations for asset management should be investigated:</p> <ol style="list-style-type: none"> 1. strategic and local open space (including SUDS); 2. sports pitches and leisure facilities; 3. community halls and community buildings; 4. public squares and spaces not adopted by BBC; 5. highway verges, but not highway 'hardware' such as street lighting and signage. 6. commercial premises or land for income generation; 7. community run facilities such as shops or pubs (further down the line, if the organisation wanted to pursue this); 8. opportunity for an energy service company (for example Anaerobic digester producing gas at Poundbury); 9. servicing ducts along streets; 10. community use of sports facilities within schools, with arrangements for shared use; and 11. car parking (for income generation) if part of detailed design.
Funding	<p>A mix of income sources appears to be the most sustainable model, including: endowment, income from residential service charges and revenue from commercial and community buildings. Other future potential sources include from local farmers for agriculture or community growing projects and grants for specific projects.</p>
Commercial vehicle	<p>Ensuring adequate endowment for investing, to cover period of low return, and retaining ownership of income generating assets.</p>
Decision making	<p>Local residents, businesses and other stakeholders at DHGV should have a say in decisions, such as by being represented on the overarching body by more than 50%. This may be a phased process, and it may be in the interests of the community for the developer to be involved in the early days. BBC would also need to sit on the body and should have a say in which assets are endowed to the new body and which are retained by landowners or sold off in the first instance.</p>
Governance/ Structure	<p>Many considerations need to be taken into account, including where the skills and expertise will come from for running the body, which is a complex business with a large turnover. A charitable trust is preferred over a Community Interest Company or Parish Council to ensure that the community that fund the management of the development also own the community development assets.</p>

	<p>A development company (short term development) may transfer its assets by way of an endowment to a community land trust. This trust would be responsible for long term stewardship, through the formation of a Board of Management such as a Community Management Organisation and governed by local people, who would make decisions on behalf of the community for an elected period of time.</p> <p>This would not require a new Parish Council to be formed, however it would require a new ward to be formed for DHGV to cater for the increase in population in the southern part of the borough. The timing of a new Ward would need to be determined at a certain trigger of population at DHGV, to be determined alongside stewardship arrangements in the planning application stage.</p>
<p>Creating a sense of community</p>	<p>The need to nurture a sense of community amongst new residents and businesses at DHGV will be fundamental to its success. This could be an important early role for the new body, and could include providing a presence on site for queries; a social space for new residents to gather; or encouraging local entrepreneurship through the opportunity for local people to take up business space or provide community services. This would be a separate fund from that for the Community Management Organisation and to be secured through the s106 agreement.</p>