



Making the Most of the Meadows

SCDT presentation to CMAG
27th May 2022



Estimates for Amblecote Grange scheme



Persimmon
Together, we make your home

Land purchase	£6,000,000
Build cost	£7,200,000 (90 x £80k)
Revenue	£19,200,000 (£213k per house)
Developer Profit	£6,000,000 (90 x £66k) ¹

£6,000,000 profits extracted

from land gifted to the people of Stourbridge

1) Costs and profits per unit: <https://www.persimmonhomes.com/corporate/media/jt3lolxi/persimmon-full-year-results-announcement-2021.pdf>

Estimated impact on Local Health Sector



Income	Land sale	£6,000,000
Costs	Primary care	£2,700,000 (216 people @ £500pa, 25yrs) ¹
	Acute services	£8,000,000 (216 people @ £1.5kpa, 25yrs) ²
	Mental health	£1,250,000 (1k people @ £50pp, 25yrs) ³
	Air pollution	£2,500,000 (1k people @ £100pp, 25yrs) ⁴
	Total costs	£14,450,000
£8,450,000 loss		

1) Estimate from <https://www.england.nhs.uk/five-year-forward-view/next-steps-on-the-nhs-five-year-forward-view/primary-care/>
2) 216 people = 90 homes @ 2.4 people per home. Estimate of £1.5kpa acute services from <https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/healthcaresystem/bulletins/ukhealthaccounts/2019>
3) Various ests for wellbeing benefits of green space. Conservative est of £50pp used https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/904439/Improving_access_to Greenspace_2020_review.pdf
4) RCP estimate £294 per head. Conservative estimate of £100 applied to local community of 1,000 people. <https://www.rcplondon.ac.uk/projects/outputs/every-breath-we-take-lifelong-impact-air-pollution>

Estimated impact on wider public



DMBC

Income	Council tax	£3,500,000 (90 homes @ band B, 25yrs) ¹
Costs	Infrastructure	£250,000 (up front costs) ²
	Maintenance	£500,000 (£20kpa, 25yrs)
	Services	£2,700,000 (216 people @ £500pp, 25yrs)

Environment

External cost	Build CO ₂	£13,500 (90 homes @ 1.82tCO ₂ e @ £82/t) ³
	25yrs CO ₂	£400,000 (1.43tCO ₂ e pa, £82/t rising to £160/t) ³

£8,750,000 total socialised losses

1) <https://www.dudley.gov.uk/residents/council-tax/>

2) Estimate based on similar developments, <https://www.dudley.gov.uk/residents/planning/planning-policy/dudley-local-plan/community-infrastructure-levy/>

3) <https://www.persimmonhomes.com/corporate/media/525pv30b/sustainability-report-2021.pdf> & <https://www.gov.uk/government/publications/taking-part-in-the-uk-emissions-trading-scheme-markets/taking-part-in-the-uk-emissions-trading-scheme-markets>

4) <https://www.hbf.co.uk/news/new-hbf-report-buyers-of-new-build-homes-save-112-million-and-cut-uk-carbon-emissions-by-over-500000-tonnes-per-year/> & https://www.lse.ac.uk/GranthamInstitute/wp-content/uploads/2019/05/GRI_POLICY-REPORT_How-to-price-carbon-to-reach-net-zero-emissions-in-the-UK.pdf

Health & Wellbeing use of the Meadows



Funding	Community share purchase	£500,000
	Heritage/Lottery/Grant funding	£500,000
Setup Costs	Construction	£250,000
	Other costs	£100,000
	Returned to NHS?	£650,000

1) Estimate from <https://www.england.nhs.uk/five-year-forward-view/next-steps-on-the-nhs-five-year-forward-view/primary-care/>
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Health & Wellbeing use of the Meadows



Annual Revenue	Community events	£10,000
	Education / SEN / Youth Svcs	£100,000
	Grant funding	£250,000
	Corporate sponsorship & CSR	£10,000
Total Revenue		£370,000

Approx £370,000 per year to run operations

£9,250,000 of community investment, over 25 years
inc £650k NHS payment = nearly £10m

Health & Wellbeing use of the Meadows



Benefits	Improved access to green space	£1,250,000 (500 people @ £100, 25 yrs)
	Social cohesion, sense of ownership	£250,000 (25 years)
	Green prescribing	£2,500,000 (1k people @ £100pp, 25yrs)
	Educational benefits	£937,500 (Assumes 1.5:1 multiplier, 25 years)
	Mini-forest school	£312,500 (Assumes 1.5:1 multiplier, 25 years)
	Social capital return	£5,250,000

Other intangible benefits:

- Improved biodiversity
- Role in pandemic mitigation
- impact of access to green space on anti-social behaviour and crime

Summary

Amblecote Grange	Net <u>loss</u> to the community	-£8,750,000
Health & Wellbeing use	Funds returned to the NHS	£650,000
	Community investment	£9,250,000
	Social Capital return	£5,250,000
	Total benefit	£15,150,000
	Difference in outcomes	£23,900,000

How do we do it?

Step 1

Completely refute any demands for housing development upon the Meadow

Step 2

We propose the formation of a new Community Land Trust, the Corbett Meadows Community Land Trust that would involve all relevant stakeholders and be fully representative of the wishes of the local community

Our role at SCDT would be to help enable that CLT into being as a community benefit society with charitable aims that line up with the vision of the stakeholders.

Community Benefit Societies are ideal vehicles for this kind of action as any assets are held in perpetuity and cannot be sold off other than in exceptional circumstances to another charitable body.

What are Community Land trusts

Community land trusts – or CLTs – are democratic, non profit organisations that own and develop land for the benefit of the community.

They typically provide affordable homes, community gardens, civic buildings, pubs, shops, shared workspace, energy schemes and conservation landscapes.

Run by ordinary people.

They are community organisations run by ordinary people who want to make a difference to their local community, putting control of assets into the hands of local people. They can be set up by the community or a landowner, developer or council.

Protecting community assets forever.

CLTs act as long-term stewards of land and the assets on it. They ensure that it is put to the benefit of the local community, not just for now but for every future occupier.

A world wide movement.

Started in the USA, CLTs are now a worldwide movement. In both urban and rural areas, CLTs are a key part of the future of land, affordable housing and community facilities.

Next Steps

Step 3. The Board

We are currently proposing a board made up of the following stakeholders that was agreed at the last CMAG meeting . This can change or be added to as we travel through the journey

Helen Cook (founder member and representative of the local community)

Lance Cartwright (representing CMAG)

Ellen Cobb (CMAG)

SCDT board member

NHS Trust board member

NHS Primary Care Board member

Dudley CVS board member

DMBC Health and wellbeing member

DMBC councillor (s)

Amblecote Primary school Board member

Allotments Society Board Member

Brett Westwood/ Birmingham and Black Country wildlife or ANO (environmental advocate)

Next Steps

Step 4. Funding

We will pursue a range of funding options to build confidence with the NHS trust by purchase of the land under best consideration principles not best value in line with the recently produced West Midlands Land Charter.

This funding could include Heritage Lottery, social investment funds and a range of options. The CLT could also look for matched funding from some of the stakeholder organisations in line with projected social and community benefit.

The CLT will also look to engage with you the wider membership in decision making as anyone can join the Community benefit Society for £1.00 and have a stake and a voice in the future of the land.

We will also look at other potential funding such as Community Share issues which would give the wider public a genuine feeling of ownership leading us back to the original land gift of John Corbett

Next Steps

Step 5. Development

The beauty of a social prescribing approach is that initial investment in the concept other than the land acquisition is minimal. There are already many local partners and practitioners who would be willing to deliver activities around the hospital site and this approach could also become a revenue base for the CLT leading to strong management finances .

Development of the ideas around a dedicated Health and Wellbeing Pavilion could follow organically, along with the aspiration to both retain and enhance the biodiversity and unique nature of the site aligned with a programme of environmental education and activity.

All of this can and would be pursued in sympathy with the demand for retention of the unique spirit of the Meadow but at the same time providing managed access for the community with all stakeholders working closely with each other and the community to ensure a successful outcome for everyone.

Next Steps

Step 5. The Future

We would look for this project to grow organically , encompassing the management of the site for public access around the health and wellbeing agenda, the idea of an eco centre based around environmental development and education, and the wider inclusion of the area of Coalbourne Brook, the allotments and the school.

This Holistic approach could extend to the wider area leading to a synergy around issues of food production (allotments), renewable energy (school), education (environment) and health and Wellbeing (NHS). All of this activity would we believe improve social cohesion, enhance local democracy, and show proof of concept that building civic society from the Health and wellbeing perspective is the way to empower local communities addressing issues of climate change, sustainability and resilience that lead to a happy productive economy and a stable society.

Corbett Meadows Eco Health Centre (CLT)

Stakeholders

1. Helen Cook (Local Community)
2. Paul Watson (CMAG)
3. Lance Cartwright (CMAG)
4. Ellen Cobb (CMAG)
5. SCDT
6. NHS Trust
7. NHS Primary Care Network
8. DMBC health and Wellbeing
9. Local Councillor(s)
10. Dudley CVS
11. Amblecote Primary School
12. Allotments society
13. Brett Westwood (environment)

Coalbourne Brook nature reserve

Allotments

Amblecote Primary School

Eco Centre
Linked to allotments and school

Forest School

Health and Wellbeing Pavilion

Public access area
And viewing site

Stourbridge Community Development Trust

Corbett Meadows Eco Health Centre

Eco Centre
Linked to allotments and school

Beehives

Forest School

Health and Wellbeing Pavilion

Public access area
And viewing site

Visitor parking



Stourbridge Community Development Trust

The Powerhaus School

