



Community Land Trust

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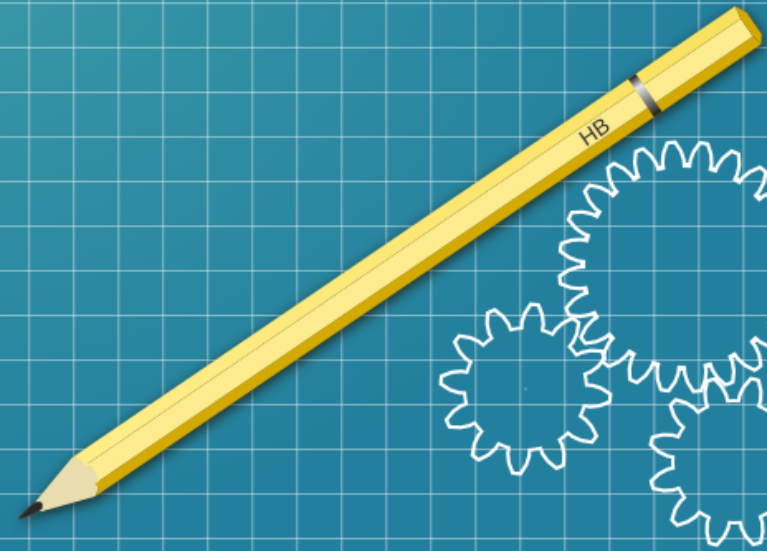
Issues

- Crisis of housing affordability
- Increasing privatisation of land
- Government and Market failure
- Need for community led housing



Can the community

- Design homes?
- Develop homes?
- Manage homes?





London CLT has done this

- St Clements, Tower Hamlets (23 homes)
- Brasted Close, Lewisham (11 homes)
- 500 more in the pipeline in partnership with 9 local authorities

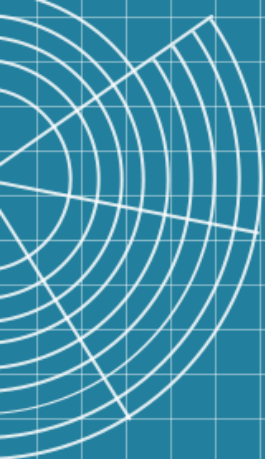
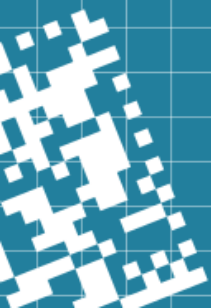
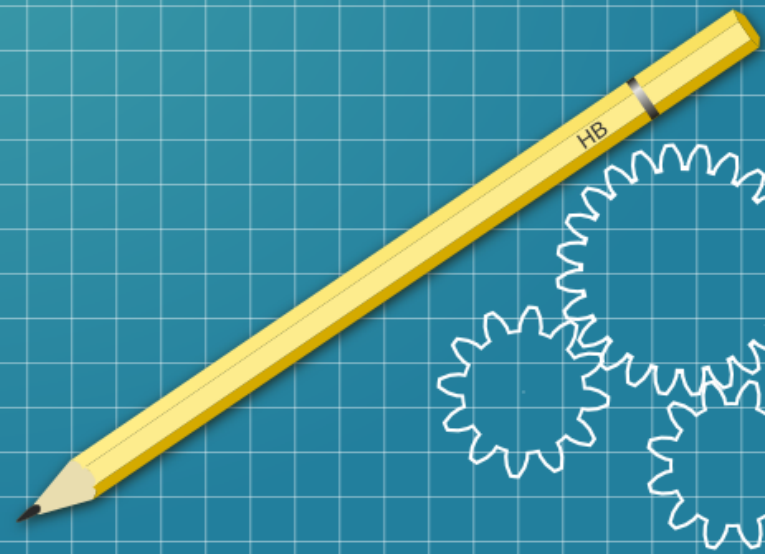


What is a CLT?

CLTs are defined in s.79 Housing and Regeneration Act 2008 as promoting the social, economic and environmental interests of the community/neighbourhood i.e. directly aligned with spatial planning objectives and local authority wellbeing powers.

Benefits

Develop genuinely and **permanently** affordable homes for sale and rent – affordable relative to local incomes
Work with neighbouring communities and future residents to humanise the development process through community planning and placemaking activities
Create a locally accountable and democratically controlled structure for the ownership and management of community facilities and community or neighbourhood stewardship functions



Brief History

- Emerged from the Civil Rights Movement in 1960's – land for black communities

In England and Wales there are already over 500 CLT groups.

Garden Cities had a community trust that owned and managed the assets on behalf of the community



CLT on Olympic Park

- Citizens UK supported London Bid with conditions - Peoples Guarantees:
- Living Wage Olympics
- Jobs and training for local people
- 2012 Genuinely affordable homes via a CLT



Progress?

- 100 CLTs on Chobham Manor postponed for Eastwick and Sweetwater development
- Places4People welcomed this proposal in 2015
- Still waiting for next stage of discussion
- 14 or 16 CLT homes about to be announced



Proposal

- Set up a Community Led Zone for 100% genuinely affordable homes on Pudding Mill Lane development
- Work with Olympic Boroughs and GLA to finance this development to include CLT homes from 2024