



Communities taking back control!

Tom Chance, Chief Executive
Community Land Trust Network





TO START WITH...



WHAT ARE
COMMUNITY
LAND
TRUSTS?



CLTs ARE ABOUT TRUSTING COMMUNITIES

- C** Anyone who lives or works in the **community** joins and controls it
- L** Stewards and develops **land** and assets
- T** Held in **trust** for the long-term wellbeing of the community



CALDER VALLEY CLT



MAKING IT HAPPEN





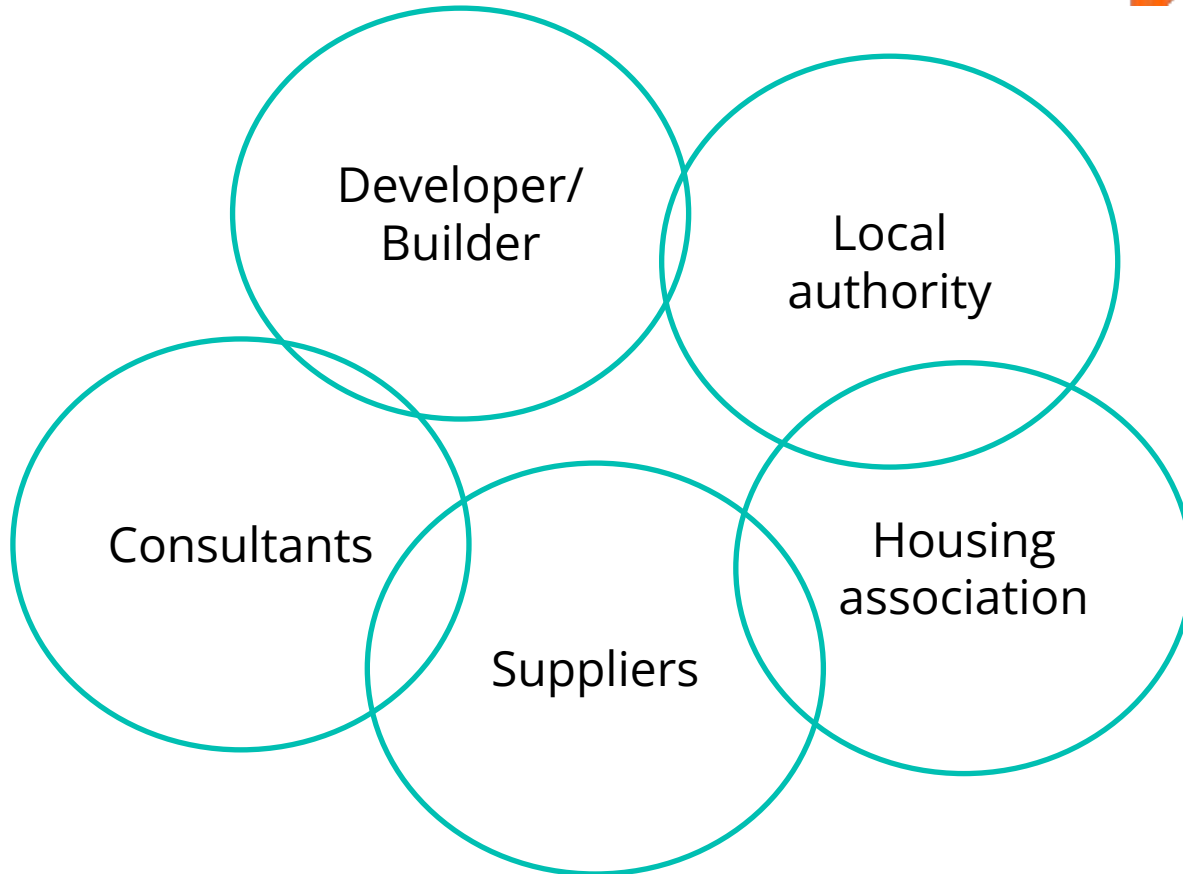
CLT PLUS CLH?



WHAT IS
COMMUNITY
LED
HOUSING?

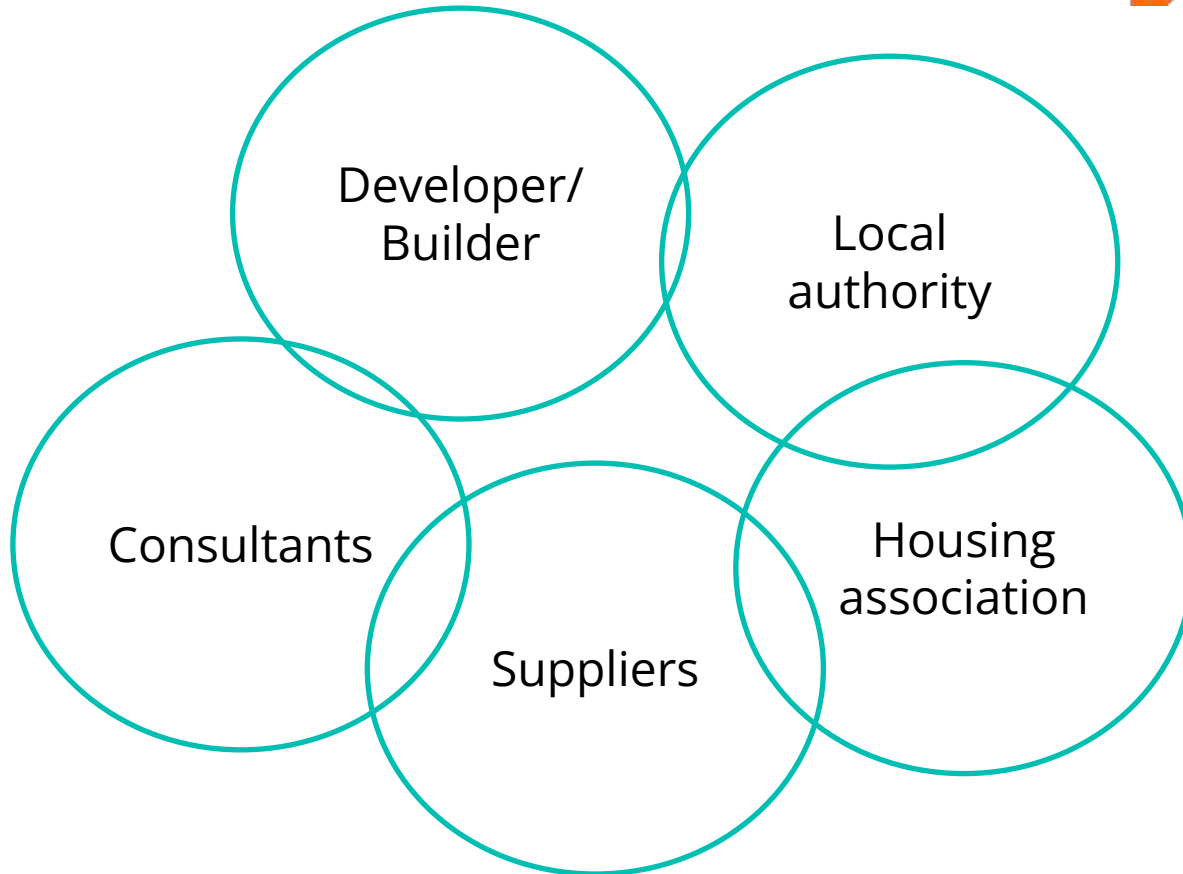


DEVELOPMENT INDUSTRY





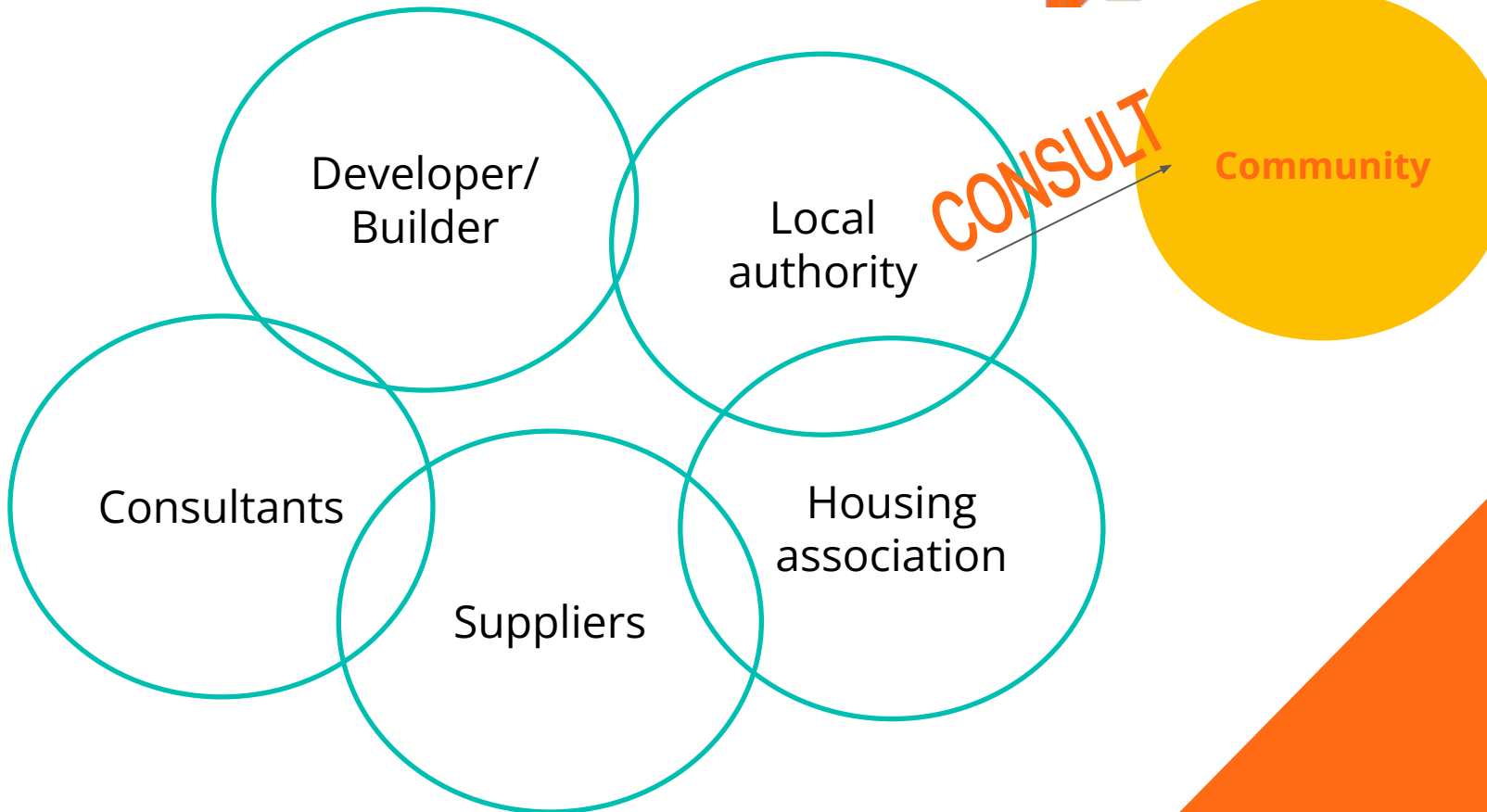
COMMUNITY ROLE



Community

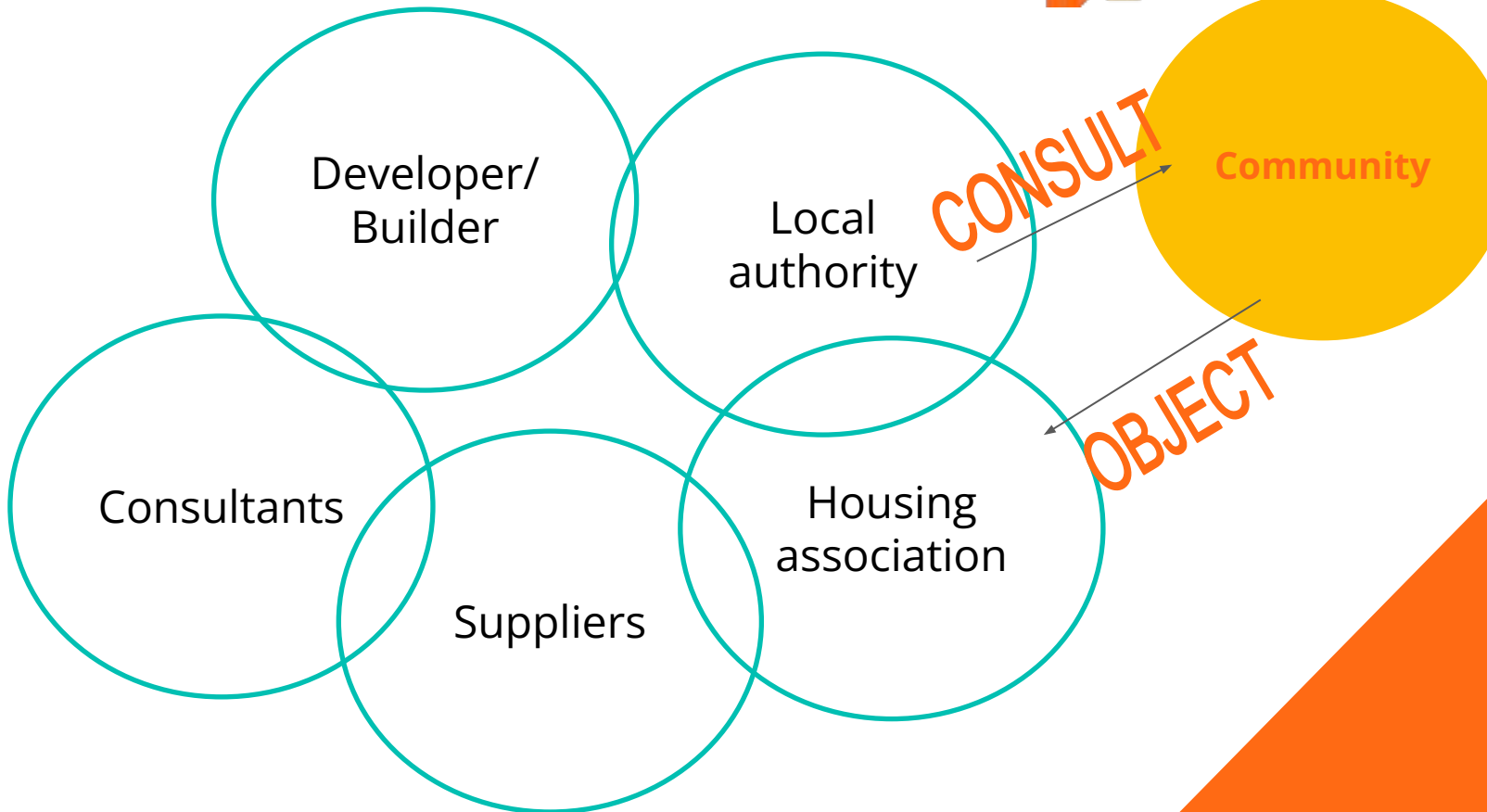


COMMUNITY ROLE



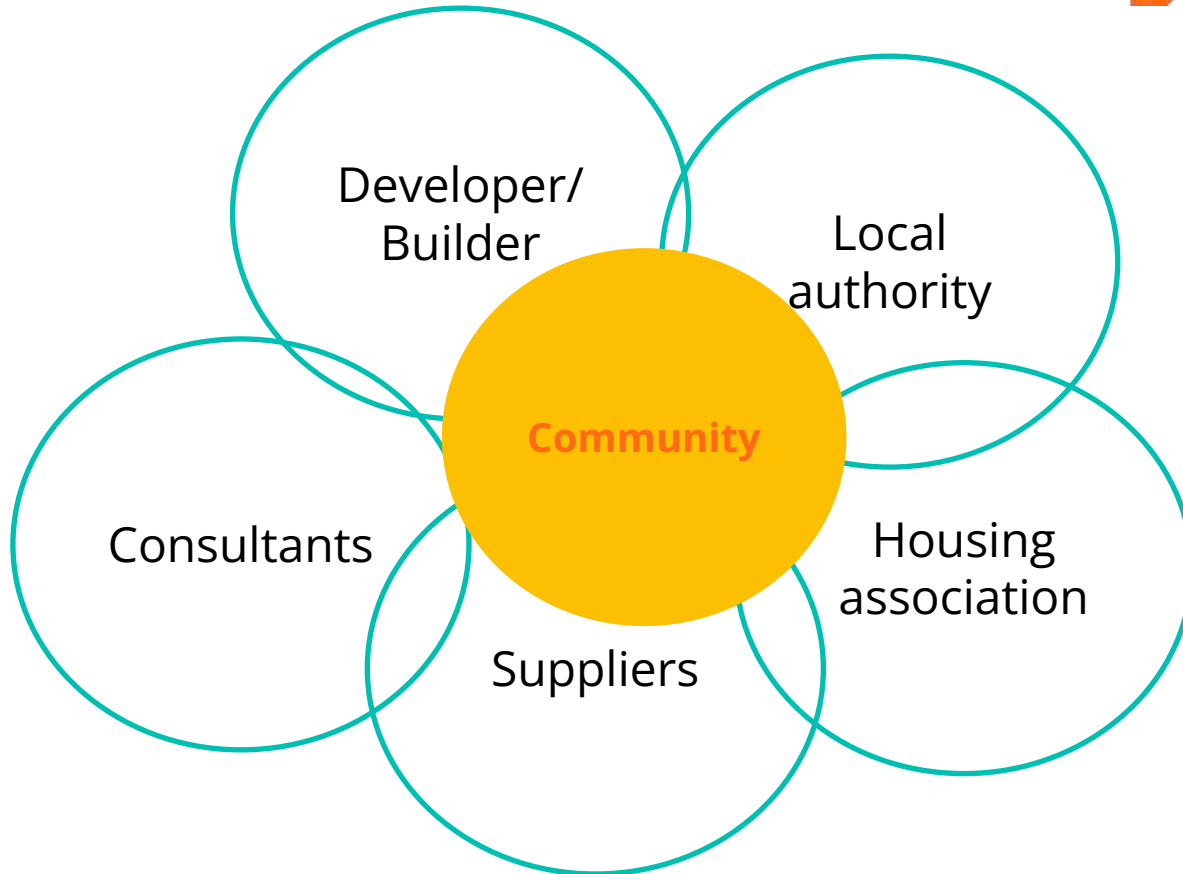


COMMUNITY ROLE





COMMUNITY LED DEVELOPMENT





ENOUGH OF THE THEORY!

WHAT CAN
THIS LOOK
LIKE?



VISION -> COLLECTIVE ACTION IN PRACTICE

- > 359 CLTs in England and Wales
- > 1,885 homes in ownership
- > Also 100+ green space, workspace, community centres, shops, etc.
- > 7,000+ assets in development



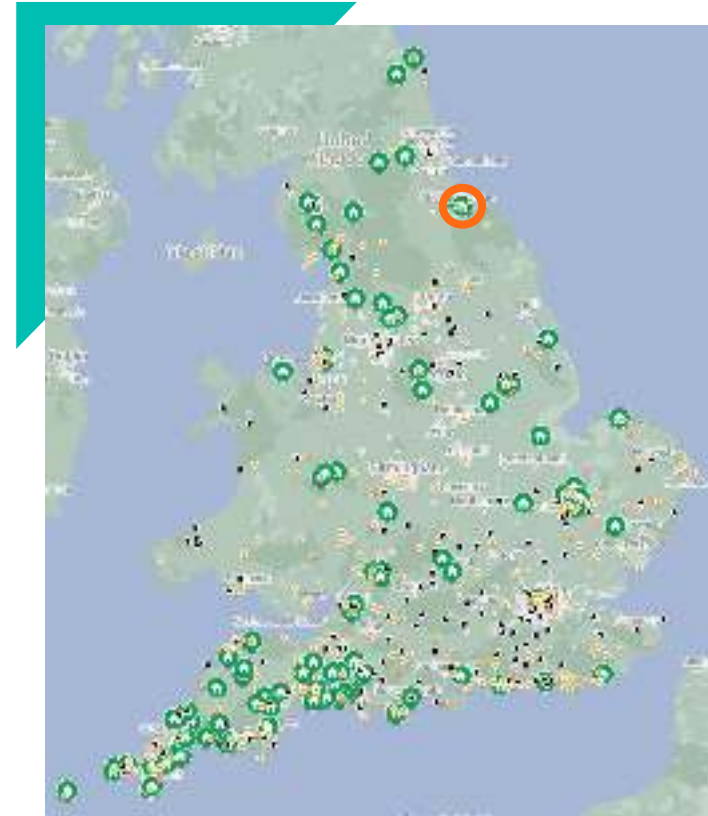
WHAT IT LOOKS LIKE IN PRACTICE



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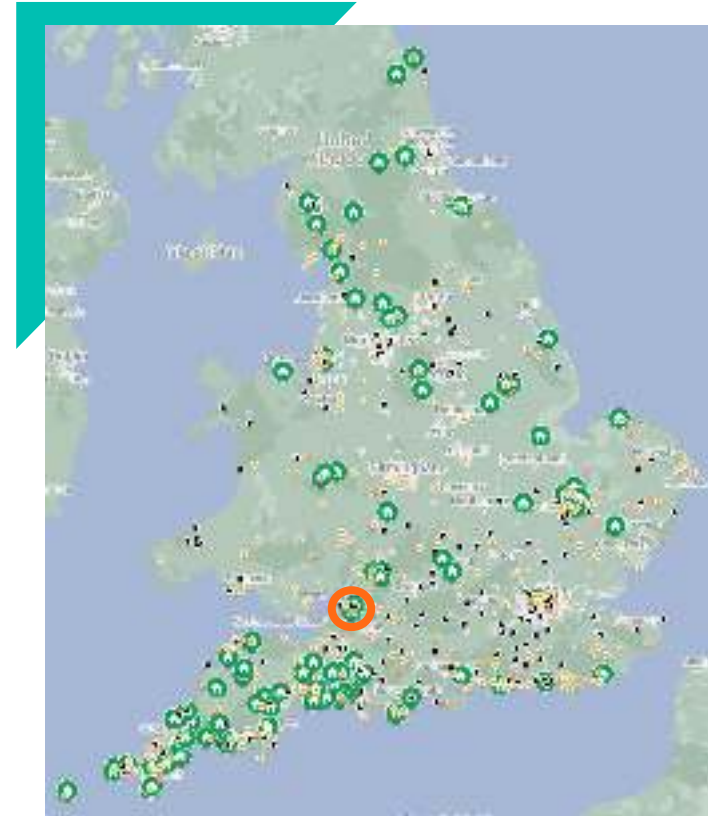
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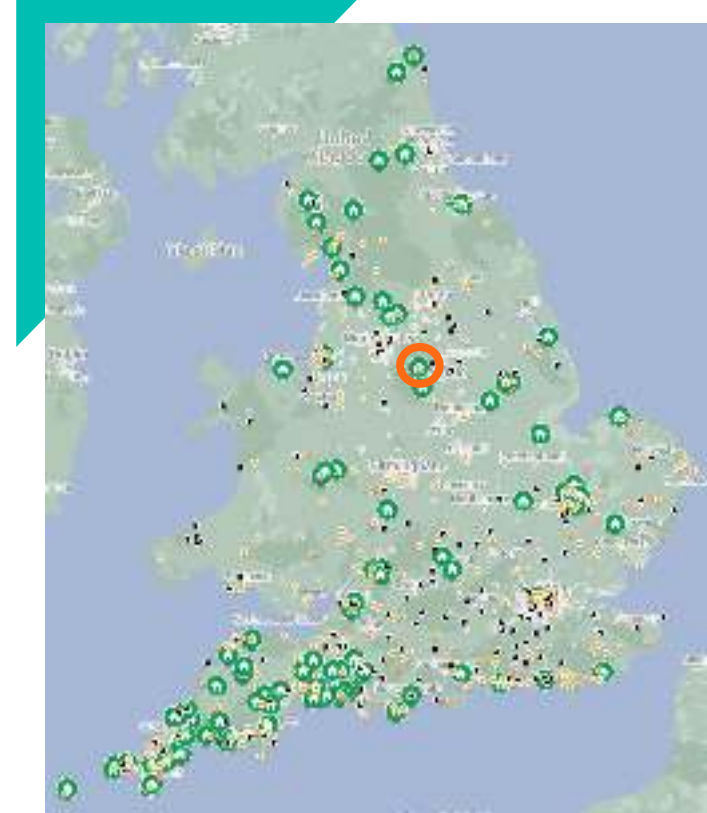
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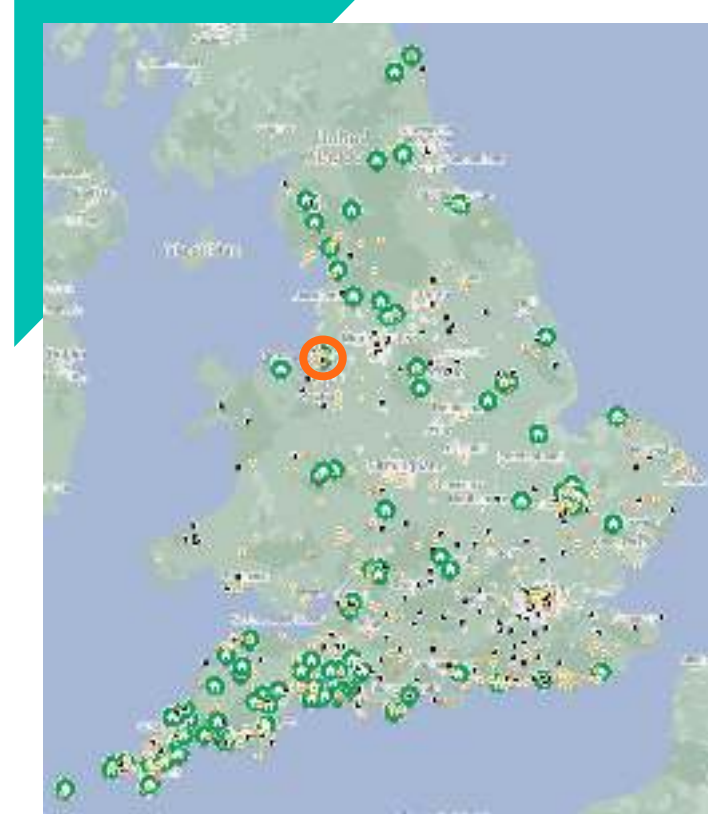
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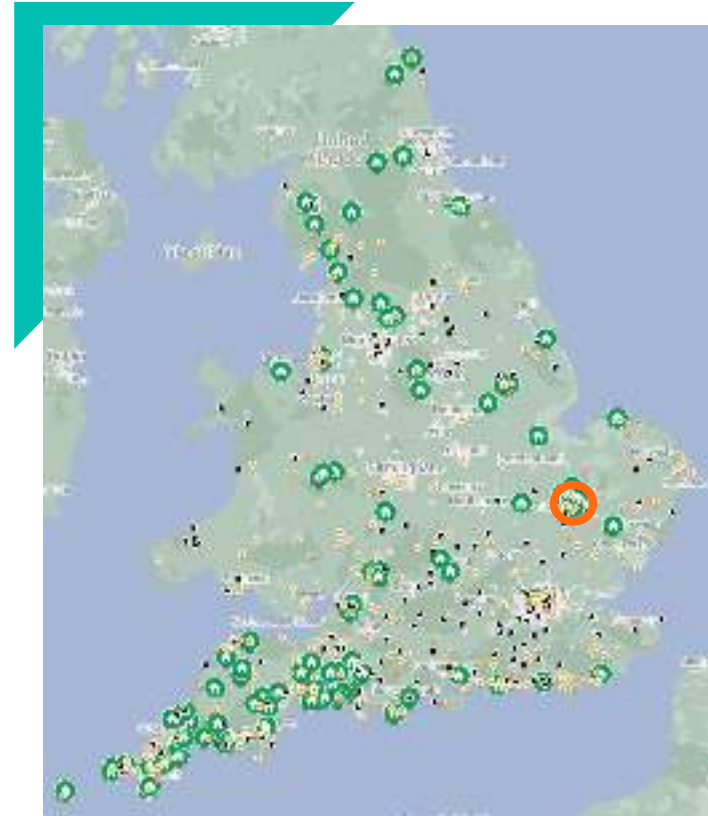
VISION -> COLLECTIVE ACTION IN PRACTICE



WHAT IT LOOKS LIKE IN PRACTICE



WHAT IT LOOKS LIKE IN PRACTICE



WHY BOTHER?

if...

communities own land

communities have
agency and power

then...

truly affordable homes

lower CO₂ emissions

better social cohesion

better health

so...

less opposition

organised support

OUR AMBITION



With the right policy and industry support, the CLT movement could take replicable products to scale, building 278,000 CLT homes. 80% of these homes are additional, they wouldn't be built without the CLT.

The opportunities:

- 30k** 30,000 homes on rural exception sites delivered in partnership with housing associations.
- 20k** 20,000 homes using portions of large sites, whether urban regeneration or greenfield garden villages.
- 117k** 117,000 homes on larger community led housing exception sites in partnership with developers.
- 33k** 33,000 homes in urban infill sites.
- 78k** 150 new CLTs forming across cities and towns across the country to deliver 500 homes each - 78,000 in total.

AN AMBITIOUS POLICY

- > 5% of housing supply should be community-led development



Community Land Trusts Manifesto 2024



Maniffesto Ymddiriedolaethau
Tir Cymunedol 2024





OKAY, OKAY, BUT...

HOW DO WE
DO IT?



HOW? DIY PROJECTS E.G. BEER CLT (DEVON)

Started in 2013 by local District Councillor

Develops and manages own homes, borrows via district council

13 affordable homes in two small schemes, assets of £2m

A Registered Provider



HOW? HA PARTNERSHIPS

55% OF COMPLETED CLT PROJECTS

CLT owns land, controls location, design & allocations

HA builds & manages homes, pays ground rent to CLT

No Right to Buy, Right to Shared Ownership

Less work & responsibility for community



HOW? DEVELOPER PARTNERSHIPS E.G. NEWTON & NOSS CLT

125 homes, 46% affordable,
18 social rented to CLT

Developer finances and
builds, CLT jointly leads
community engagement and
scheme design

CLT partnered with HA to
manage homes (but could
be landlord itself)





HOW?

MAIN BARRIERS YOU'LL FACE

lack of technical
support

hard to buy
land/buildings

severe lack of
finance

partnerships not
well understood

paternalism!

planning risk





INTERESTED? **WHERE TO START**

- > Come to our summer conference for inspiration and to make connections
- > Visit our website for inspiration, free resources, a map of existing CLTs
- > Join the CLT Network
 - Associate membership for councils, start-up/full for CLTs
 - CLT Handbooks - essentials, affordable housing
 - Member only webinars & training
 - National lobbying & networking

www.communitylandtrusts.org.uk

