

# AFFORDABLE HOMES FOR LOCAL PEOPLE



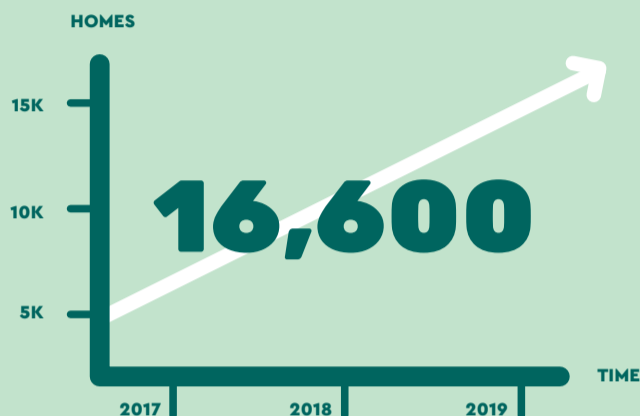
For nurses, teachers, plumbers, driving instructors, shop assistants, cleaners, receptionists, paramedics, carers, sports coaches, firefighters, office workers, factory workers, mothers, fathers, our children, retirees, service personnel, veterans, mechanics, lifeboat crew, bakers...

## The Community Housebuilding Industry

Villages, towns and cities across Britain need homes that local people can afford. Homes that keep families and friends together. Homes that fit in with the neighbourhood. Homes that sustain local businesses and services. Homes that communities have control of and feel proud of.

**Everyone is in agreement. Britain needs more homes. And fast.**

People up and down the country are doing this. They are building the homes their community needs by setting up community land trusts (CLTs), cohousing groups and housing co-operatives.



### The Community Housebuilding Movement is growing rapidly!

This is a movement that is just getting started. In the last two years the number of homes planned has tripled to over 16,600. With the proper backing, it can truly prosper.

## ALL HANDS ON DECK

**To build the 300,000 homes that are needed each year, the housebuilding industry must evolve.**

We cannot expect the handful of large developers to fulfil the country's housing needs alone. More small and medium housebuilders are what's needed if we're to solve the nation's housing crisis. CLTs are small and medium-sized housebuilders as well as important customers to SME builders.

We need all hands on deck to build the homes needed. And with more than 300 CLTs across England and Wales and over 17,000 members between them, they are already making their mark.

**Industry diversification = building the homes the country needs**



## YES IN MY BACKYARD!

**Community control reduces nimbysm**

Opposition is now considered part and parcel of the house building process. This isn't the case for community led housing projects.

CLTs have a unique ability to amass popular support because they are homes that locals want in their backyard.

They are homes that are going to be affordable, not only now but forever, and for the benefit of local people.



**UK adults are almost twice as likely to support development brought forward by a community group than a private developer**

Opinium poll, November 2019

# WE CAN DO MORE!

**We're calling on the government to put communities at the heart of building Britain's homes by:**

## 2.

### **Renewing a £500m Community Housing Fund for five years**

Communities plan to build more than 16,600 homes in over four years, and more projects are started every year. The previous Community Housing Fund was instrumental in achieving that growth but bidding for revenue and capital was only open for 18 months. This is a timescale any developer would struggle with. To see these homes built and the sector deliver on its potential a £500m Community Housing Fund must be renewed for five years so that projects don't remain on the drawing board.

## 1.

### **Introducing a Community Right to Buy**

Getting hold of land at an affordable price is the biggest barrier to affordable housing, including for CLTs. We need to upgrade the Localism Act to provide powers like those in Scotland, where communities don't just have the right to bid (as in England) but have a pre-emptive right to buy land at an independently valued price. In the case of abandoned or neglected land where the use is causing harm to local wellbeing, they also have the right to compulsorily buy the land. This should be supported by a £20m Land Fund to provide loan funding to support CLTs to acquire land, or an interest in land without planning permission.

## 3.

### **Keeping CLT homes affordable to local people**

The fundamental principle of a CLT is that homes remain affordable, not just for now but for every future occupier. It is that principle that motivates people to give up hundreds of hours of their spare time to invest in a project, or inspire landowners to be willing to sell land to a CLT. It is therefore vital that CLTs are made exempt from policies or legislation that undermines the permanent affordability of a CLT, including leasehold enfranchisement, the Voluntary Right to Buy and the Right to Shared Ownership.

# SHOW YOUR SUPPORT FOR CLTS

**BACK THE CAMPAIGN!**

1

#### **Pledge your support**

Add your name to our appeal.

Sign up to our campaign asks:

[www.communitylandtrusts.org.uk](http://www.communitylandtrusts.org.uk)

2

#### **Endorse our campaign publicly**

Tweet us @community\_land using

#backcommunityledhousing

3

#### **Sign up**

Sign up to our mailing list

[www.communitylandtrusts.org.uk](http://www.communitylandtrusts.org.uk)

# WHO WE ARE

The National Community Land Trust Network is the national charity for CLTs in England and Wales. We support and promote the work of CLTs, our goal is to see a CLT in every community that wants one.



**TALK TO US**

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