



Community Led Rural Development – Opportunities and Challenges


Tom Chance, Chief Executive
Community Land Trust Network





COMMUNITY LED DEVELOPMENT IN THE NPPF

“A development instigated and taken forward by a not- for-profit organisation set up and run primarily for the purpose of meeting the housing needs of its members and the wider local community, rather than being a primarily commercial enterprise. The organisation is created, managed and democratically controlled by its members. It may take any one of various legal forms including a community land trust, housing co-operative and community benefit society. Membership of the organisation is open to all beneficiaries and prospective beneficiaries of that organisation. The organisation should own, manage or steward the homes in a manner consistent with its purpose, for example through a mutually supported arrangement with a Registered Provider of Social Housing. The benefits of the development to the specified community should be clearly defined and consideration given to how these benefits can be protected over time, including in the event of the organisation being wound up.”



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AN EXAMPLE OF C L D... COMMUNITY LAND TRUSTS

- 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



AN EXAMPLE OF CLD... CALDER VALLEY CLT




MAKING IT HAPPEN



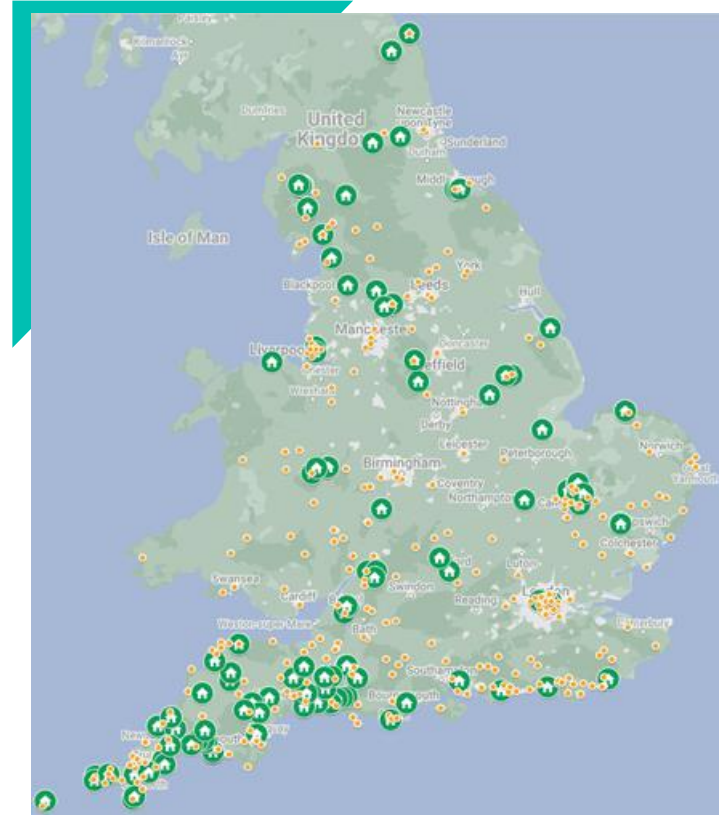
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LEGAL BENEFITS OF CLT MODEL

- > Exempt from Right to Shared Ownership and Leasehold Enfranchisement, capable of exemption from Right to Acquire and voluntary Right to Buy
 - > Able to collect residential ground rents and provide leasehold houses
 - > Democratic governance, and purposes aligned to local government duties
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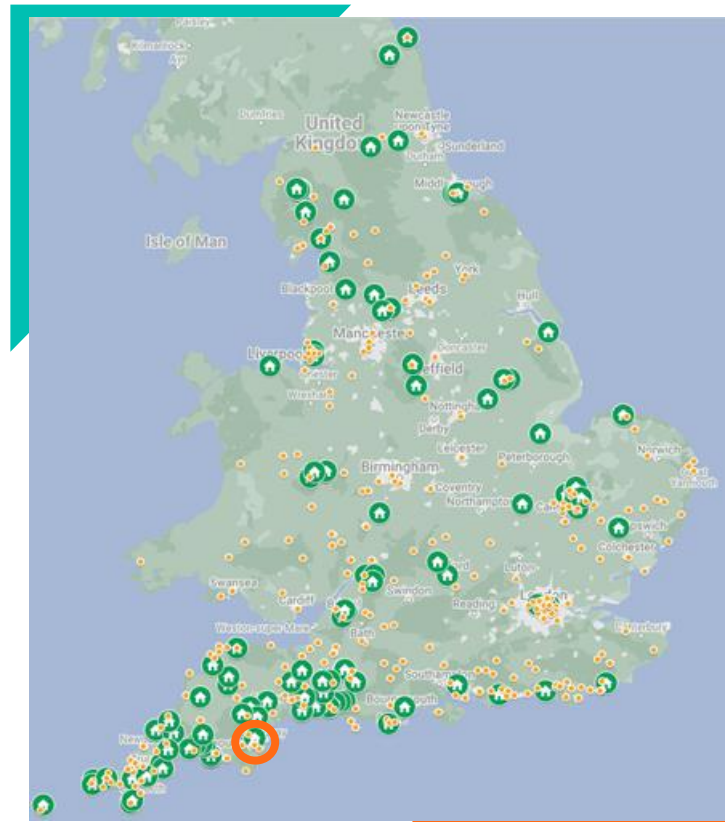
COMMUNITY LAND TRUSTS IN PRACTICE

- > 360 CLTs in England and Wales
- > 1,959 homes in ownership
- > Also 100+ green space, workspace, community centres, shops, etc.
- > 7,000+ assets in development





RURAL HOUSING THE DIY ROUTE



RURAL HOUSING PARTNERSHIP WITH HA



RURAL HOUSING PARTNERSHIP WITH DEVELOPER



WHY BOTHER? THE OPPORTUNITY

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

local capability

OUR AMBITION

THE OPPORTUNITY



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.

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AN AMBITIOUS POLICY

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





A BIG AMBITION, BUT...

MANY CHALLENGES

lack of technical
support

hard to buy
land/buildings

severe lack of
finance

partnerships not
well understood

viability / grant for
rural social rent

planning risk



GROWTH LAB

DESIGN FOR OPPORTUNITIES



Rural Housing Association partnerships

Mature product in rural South West England, how can this reach potential scale there, and be grown elsewhere?



Declining high streets

Some example projects and a lot of need but not scale, how can developers and housing associations and councils help take it to scale?



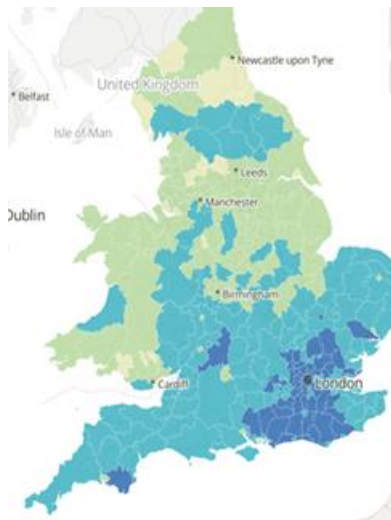
Suburban densification

New concept in Bristol with a lot of interest across UK including from housing associations, how can it be codified into a product and facilitated elsewhere?

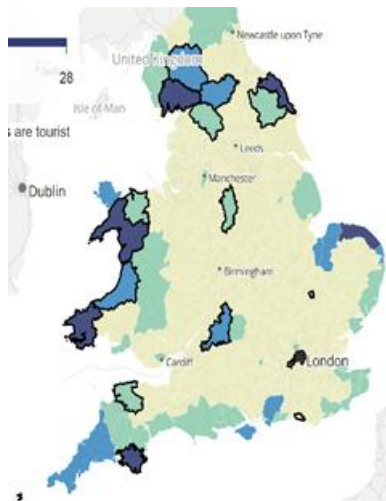


RURAL CLT-HA PARTNERSHIPS

THE OPPORTUNITY



affordability stress



second homes



landscapes



RURAL CLT-HA PARTNERSHIPS

THE CHALLENGES

technical support + pre-development
finance + HAs willing to
partner



Community Land Trusts Manifesto 2024



Maniffesto Ymddiriedolaethau
Tir Cymunedol 2024



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INTERESTED? WHERE TO START

- > Visit our website for inspiration, free resources, a map of existing CLTs
- > Join the CLT Network
 - Future 'rural vanguard network' for associate members (councils, housing associations, developers)
 - CLT Handbooks - CLT essentials, affordable housing
 - Member only webinars & training
 - National lobbying & networking

www.communitylandtrusts.org.uk