

Community Land Trusts in a nutshell



*'We've lost
our local
post-office'*

*'Young families can't
afford to stay in the
neighbourhood'*

*'Our local
pub has had
to close'*

*'We need housing
that is permanently
affordable, not just for
one generation'*

Sound familiar?

A CLT may be the answer...

What is a Community Land Trust (CLT)?

A CLT is a non-profit, community-based organisation run by volunteers that develops housing or other assets at permanently affordable levels for long-term community benefit.

It does this by separating the value of the building from the land that it stands on and, in the case of shared-equity homes, fixing the resale percentage. The CLT holds the asset in trust for long-term community benefit.

Diverse sector but common aims

CLTs range in size, can be rural or urban and provide a variety of housing tenures as well as other community facilities, including workspaces, energy generation, community food and farming.

They take a variety of legal forms, although a CLT is usually constituted as an Industrial and Provident Society or Company Limited by Guarantee, and may or may not have charitable status. CLTs are legally defined in the Housing and Regeneration Act 2008, Section 79.

Despite the diversity in the sector, CLTs tend to have in common the aims of:

- Meeting local housing need
- Providing long-term community benefit.

Why set up a CLT?

There are a number of benefits to setting up and running a CLT:

- CLTs are locally driven, controlled and democratically accountable
- CLTs can meet local housing need even in areas with very high house prices
- CLTs, by retaining an equity share in each property, provide housing that is permanently affordable, benefitting many generations of residents
- CLTs give the community an asset for the future
- CLTs genuinely empower local communities, where communities are part of the vision and solution for their local area.



Frequently asked questions

How do you set up a CLT?

A good place to start is to check out the CLT step by step guide, found on the National CLT Network website: www.communitylandtrusts.org.uk. A summary of the key steps involved are set out below, although they will not necessarily be taken in this order:



How does a CLT get hold of land?

There are a number of possible sources of land. A CLT may:

- Receive public land at little or no cost;
- Purchase a rural exception site at about agricultural value;
- Acquire a site at open market value, through access to grant funding or community share issues;
- Already own a site that is permitted for development.

How does a CLT get funding?

There are a number of sources of pre-development funding:

- **CLT Fund:** (see www.cltfund.org.uk)
 - **Feasibility Fund:** one day consultancy support and guidance for a fledgling CLT by a CLT expert
 - **Technical Assistance Fund:** grants of up to £2,500 for up to five days consultancy assistance to develop the initial ideas into a business plan that is investment ready
 - **Investment Fund (for charitable projects only):** Pre-development finance to cover tasks like conducting site surveys, employing the design team and obtaining planning permission
- **Local authorities:** some may be able and willing to support pre-development costs
- **Parish council precepts** could be a potential source of funding

Development finance sources include:

- **CLT Fund:** Investment Fund (charitable projects only): capital loans to top up commercial development financing already secured
- **Local authorities:** local authorities have the power and may be willing to provide development finance, be that through a capital grant, revolving loan or deferred interest payment upon completion
- **Ethical lenders:** Ethical lenders may be sympathetic to providing loans to CLTs
- **Homes and Communities Agency (HCA) grant:** The HCA have supported some CLT schemes to date and the Affordable Homes Programme Framework 2011-15 gives CLTs the option of either joining a Consortia of Registered Providers or applying independently for grant to deliver schemes that meet certain criteria, including value for money

For the latest on funding opportunities visit: www.communitylandtrusts.org.uk

Can a CLT partner with a housing association?

Some of the most successful CLTs have benefited from partnering with a not-for-profit housing association to develop and manage their homes. There are a number of ways that a CLT can partner with a Housing Association. For more advice please contact the National CLT Network.



What support is available?

The National CLT Network provides resources, training, events for CLTs – visit the website www.communitylandtrusts.org.uk or contact the Network on clt@housing.org.uk or 020 7067 1191.

There are a number of sub-regional support bodies or umbrella CLTs that can provide technical advice and support to a CLT:

South-West

- **Cornwall**
Cornwall CLT
Alan Fox, alan@crha.org.uk or tel 01208 892005
- **Devon, Dorset and Somerset**
Somerset, Dorset and Devon CLT Project
Steve Watson, steve.watson.cltproject@gmail.com
- **Wiltshire**
Wiltshire Rural Housing Association
Rose Seagrief, rose@wilsthireclt.org.uk or tel: 01380 850916
- **Gloucester**
Gloucestershire Land for People Ltd
info@gloucestershirelandforpeople.coop or tel: 08453 457 599

East Anglia

- **Suffolk, Cambridgeshire, Bedfordshire, Hertfordshire and Essex**
Foundation East,
Phil Rose, phil.rose@foundationeast.org

North-West

- **Cumbria**
Cumbria CLT project
Andy Lloyd, andy@crht.org.uk or 01768 210265



Join the National CLT Network

The National CLT Network supports and promotes the work of CLTs. The Network is a membership body and is open to emerging CLTs, fully-fledged CLTs and organisations and individuals with an interest in the sector from across the United Kingdom.

Being a member of the Network entitles you to a number of benefits that are invaluable to delivering a CLT. For more information see the National CLT Network website:

www.communitylandtrusts.org.uk



Contact the National CLT Network

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0207 067 1191

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