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The London Citizens CLT gained overwhelming support for its bid to build a mixed use development in Mile End, east London

In August 2010, Deputy Prime Minister Nick Clegg described access to affordable housing as 'one of the biggest long-term problems in the country'. Many people have been priced out of home ownership due to escalating ratios between property values and average incomes. This disparity, coupled with huge waiting lists for the limited supply of social housing, means the trend of rising unmet housing need remains an acute problem.

One solution presented is the idea of a Community Land Trust (CLT). A typical CLT will acquire land, develop housing on it, and sell the properties at an affordable price, usually linked to local incomes or fixed at a low percentage of market value. The CLT is able to do this by holding the land in trust, separating its value from that of the building that stands upon it, and leasing it to the home owners on long leases. In this way, a CLT can create permanently affordable housing by fixing the percentage of market value or price the home should be sold at in the future.

Interest in the CLT model has grown in recent years and successful CLTs have formed and developed housing across the country, ranging from the north east to the south west. One of the early adopters, St Minver CLT in Cornwall, developed 12 self-build homes which were sold for a third of market value. Resales will be restricted to this percentage, ensuring the homes are perpetually more affordable than the market.

With this interest in mind, a National Community Land Trust Network has been created, hosted by the National Housing Federation and supported by Carnegie UK Trust and Community Finance Solutions at the University of Salford.

COMMUNITY-FOCUSED URBAN DEVELOPMENT

Community Land Trusts (CLTs) offer a potential solution to delivering development at local scales in urban and rural areas. A typical CLT will acquire land, develop housing and amenities and sell the properties at an affordable price, usually linked to local incomes or fixed at a low percentage of market value. By **Tom Moore**

