

The Network promotes the CLT sector through lobbying and influencing Government and other key partners and supports CLTs by providing much needed training and resources. aims to support CLT development and lobby on behalf of the trusts.

#### URBAN COMMUNITY LAND TRUSTS

Capitalising on these developments, the Coalition Government has unveiled plans to support the model. The principal support will be through reform of planning policies intended to create a more enabling structure for CLTs to gain planning permission for small-scale housing developments. However, these plans have so far only referred to CLTs in rural areas and this neglects the interest and development of the model in the urban environment. Urban communities in Leeds and London are particularly keen to utilise the CLT model.

Headingley Development Trust is a community-owned trust aiming to promote and develop a sustainable community in north-west Leeds. The area suffers from a high rate of studentification, which is the process and product of concentrated settlements of student housing. As such, the area has a particularly high rate of Houses of Multiple Occupation (HMOs), which are defined as homes shared by three or more unrelated people who do not form a single household.

In 2008 a BBC survey identified Headingley as having the lowest level of community cohesion in the country, citing as reasons the high annual population turnover, the transient nature of a large portion of the community, and the demographic imbalances these issues generate.

Despite this, the trust has undertaken extensive work and generated widespread community support. It has nearly 1,000 members and manages various projects aimed at stimulating community enterprise and activity. The trust is now seeking to develop a community land trust in order to prioritise local people and families in the allocation of housing. Motivated by the dual aims of providing more affordable housing and rebalancing the community, the trust hopes to create a mixed housing market which can allow a more settled population to thrive and in turn build community cohesion. Backed by the local community and local authority, the trust has explored key strategies to advance their aims. The trust is negotiating to be a preferential partner when private developers are obliged to contribute a portion of affordable housing as part of their

development. This may involve off site provision of affordable housing which could be placed into the community's ownership, or allocation of a developers' commuted sum to allow the trust to invest the money and bring surplus student property into use as affordable family housing.

Another possible strategy would be to place greater restrictions on the use of properties as HMOs. Although not directly affiliated to the trust, the National HMO Lobby has a strong presence in Leeds and has campaigned for legislation which would allow local authorities more control over the number of HMOs in their area. This would oblige a landlord to gain planning consent for the use of a property as a home of multiple occupation and as such ensure that concentrations of such properties are avoided.

This legislation would clearly help the trust's aims in Headingley as they seek to create a more cohesive and balanced community, but having been agreed by the previous administration the new Coalition Government has decided to repeal the legislation, leaving local authorities unable to exercise any effective control over HMOs. The National HMO Lobby says this 'effectively sabotages' the campaign's efforts and undoubtedly runs counter to the problem Headingley Development Trust is trying to solve through their CLT proposal.

Another prominent proposal for an urban community land trust is led by the London Citizens group in east London. London Citizens CLT has emerged from the campaigning of the umbrella Citizens UK body which aims to increase the power and influence of communities in public life. The CLT aims to acquire and develop the site of St Clement's Hospital in Mile End, creating family-sized housing which is affordable in perpetuity. The site is currently owned by the Homes and Communities Agency and negotiations are ongoing as the CLT aims to acquire the land.

A team of planners, developers, architects and financiers are on board to provide expertise to the CLT as the scheme develops, while simultaneously the project has a wealth of support from the local community. Schools, mosques, churches and other local institutions are on board in order to ensure the project is not only backed by the local community, but also representative of it. Strong community organising and leadership is at the heart of the CLT's campaigning. After deciding upon the proposed site, the local community formed a steering group



A team in Digbeth, Birmingham, is proposing to use a small-scale Community Land Trust model to build a small 'demonstration' sustainable development, comprising affordable/social housing, green work spaces for environmental organisations and businesses, and a wildlife garden, linked to neighbouring environmental community building, The Warehouse

which attempted, throughout the spring and summer of 2009, to establish contact with the Homes and Communities Agency. When this proved unfruitful, the Mayor of London was propositioned at a London Citizens meeting of over 2,000 people at the Barbican in November, at which he pledged to look seriously at the proposal.

Queen Mary University's geography department commissioned an in-depth study of the local area to ask them about community partnerships proposals. Plans were met with overwhelming approval and brought hundreds of new supporters to the campaign, along with potential applicants for housing on the site.

The Olympic Park Legacy Company has also met with the group and expressed its potential support for the scheme as a means to create a viable pilot scheme ahead of plans to establish a CLT on its site, post 2012. The community partnership has also