

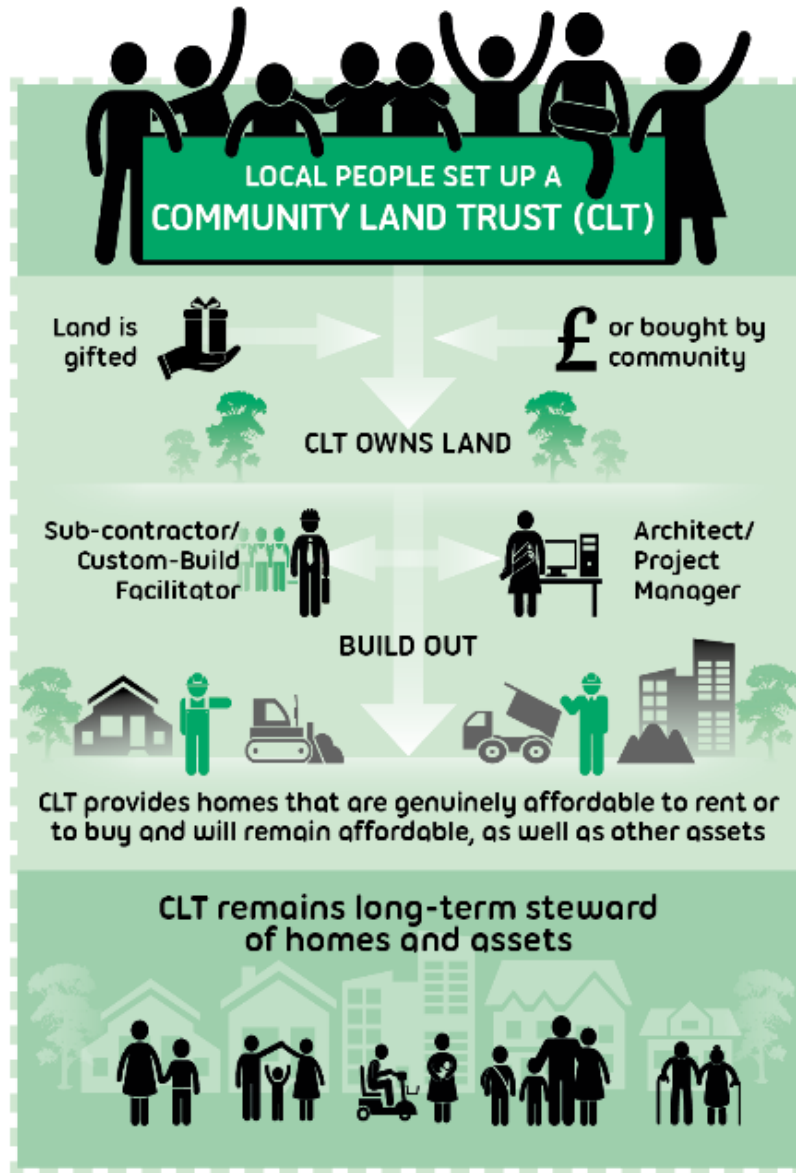
What can Community Land Trusts deliver?

Tony Rich

Vice-Chair, RUSS Community Land Trust

What are Community Land Trusts (CLTs)?

- A CLT must be set up to benefit a defined community
- A CLT must be not-for-private-profit. This means that they can, and should, make a surplus as a community business, but that surplus must be used to benefit the community
- Local people living and working in the community must have the opportunity to join the CLT as members
- Those members control the CLT (usually through a board being elected from the membership).



Characteristics of Community-Led Housing

1. Community is integrally involved throughout the process in key decisions such as - what is provided, where and for whom it is built
2. Presumption that the community group will take a long term formal role in the ownership, stewardship or management of the homes.
3. The benefits of the scheme to the local area and/or specified community group are clearly defined and legally protected in perpetuity.

Source: (Building Social Housing Foundation 2017)

What role can CLH play?

- Many homes being built do not match local needs- e.g. are unaffordable due to high land values or seen as 'unviable' due to low land/property values
- CLH sector currently represents only approx. 1% of overall provision (compared to between 5-15% in the rest of Europe)
- So far 800 CLT homes completed to date and approximately 370 homes being built each year
- CLT Network estimates that 4,000 affordable homes are in the pipeline

Benefits of CLH sector

- Permanently affordable housing solutions which cater specifically to the needs of local people (CLTs currently not subject to RtB)
- Improved quality of housing stock through renovation and reuse of existing buildings – (CLH doesn't have to be new build)
- Lower ongoing costs for residents through low carbon housing reducing utility and energy bills (also reduced environmental impact)
- Community ownership of assets leading to increased opportunities to lever investment into local area i.e. more capitalised organisations
- Support for local supply chains and improved skills and employability of local people (esp through self/custom build option)
- Strengthened local communities with increased confidence, capacity and control

What do CLTs need?

- A pipeline of developable (not necessarily prime) sites available at low or preferably nil cost
- Multi-year start up grants – many CLTs are run by volunteers which can cause burn-out. Grants can enable staff to be employed
- Broader range of low-interest development loans on affordable terms which recognise non-mainstream models of home building e.g. including self-build

RURAL URBAN SYNTHESIS SOCIETY

- Industrial Provident Society for Community Benefit formed in 2009
- Over 700 members (£1 for life)
- About to go to planning on first site in Lewisham (Church Grove) for a scheme of 33 affordable homes
- Project is co-housing – i.e. there is a community space built in the development
- Includes opportunities for ‘self-build’ or ‘self-finish’
- Homes will be built to Passiv Haus standards

Church Grove Project

- 33 homes - 14 for affordable sale, 12 for shared ownership, 2 shared houses for affordable rent and 5 socially rented homes for families on LBL waiting list
- RUSS will retain 20% stake in homes to ensure affordability in perpetuity
- Purchase and rental costs pegged to average earnings
- Amount paid will be reduced if the resident carries out self-build
- Planning submission later this month, on-site in 2018

Church Grove Site

Site plan



Aerial view of Church Grove



Church Grove plus River Ravensbourne



Church Grove visuals



The origins of RUSS –Segal self-build movement



Come and see the end result...

Homes in Walters Way and Segal Close will be open to the public as part of the annual 'Open House' on Sunday 17th September between 10am-1pm
See
<https://openhouselondon.open-city.org.uk/listings/586>



RURAL URBAN SYNTHESIS SOCIETY

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Make our Vision a Reality
www.theruss.org/fundraising

creating sustainable neighbourhoods and truly affordable self-build homes

Tony Rich E: tonyjrich@gmail.com M: 07905 164 705