



Community Land Trust Network
7-14 Great Dover Street
London
SE1 4YR

The Rt Hon Robert Jenrick MP
Secretary of State for Housing, Communities and Local Government
Ministry of Housing, Communities and Local Government
2 Marsham Street, London, SW1P 4DF

14 September 2021

Dear Secretary of State,

Thank you for your time at our online meeting on Monday. We are grateful for your interest, support and suggestions.

Our progress, and that of fellow CLTs up and down the country, are a big success story for your Government. One that points to a direction for your planning and housing policy that could generate significant public support for housebuilding, improve quality and put stewardship in community hands.

The community led housing sector is at a tipping point, increasingly able to deliver at scale and pace. We hope you will consider the following proposals to unlock this potential, which we discussed with you:

1. **Provide long-term revenue funding through the Community Housing Fund**, both to groups and the network of enabler hubs¹. We propose it be aligned to the funding periods for the Affordable Homes Programme, as a 'new entrant' complement. Greater flexibility for Homes England to support community led innovation on affordable housing models would also be welcome.
2. **Introduce a Community Permission in Principle**, mainstreaming the Rural Exception Site policy to all land where development is brought forward by a

¹ A briefing on the success of the fund to date, and our bid for the spending review, are available here:

<https://www.communitylandtrusts.org.uk/campaigns/renew-the-community-housing-fund/>

community for affordable homes for local people and with demonstrable community engagement. In the parlance of the Planning White Paper, it would give Growth Area powers to CLTs in Protected Areas. It could follow the example of East Cambridgeshire District Council's policy and Supplementary Planning Document on community led development².

- 3. Review the range of relevant reforms to join them up**, encompassing the Planning Bill and the Right to Regenerate, and new reviews of the Right to Transfer and the Community Right to Bid (both of which are toothless and ineffective). It might also encompass the Community Housing Fund, Affordable Homes Programme, Community Ownership Fund, Levelling Up Fund and other related funds. We would welcome your view on how best to conduct this and how we could support the process.
- 4. Consider how to mainstream CLTs in social housing delivery**, so that communities can control their own homes or become partners with housing associations. This could be achieved by carrots - such as the Strategic Partnership process and giving CLTs stronger powers in the planning reforms - and sticks - such as requiring that major new settlements vest public space and affordable homes into CLTs to be stewarded for community benefit.

We would be pleased to speak to you and your officials further on these points. Should you wish to visit any of our completed homes, or those of any other CLT, we would be pleased to arrange this for you.

Yours sincerely,

Danny Kruger MP, New Social Covenant Unit
Tom Chance, Chief Executive, Community Land Trust Network
Melissa Mean, We Can Make CLT
David Dixon, Dinnington CLT
Christine Eden, Marshfield CLT
Jonathan Rosenberg, Waltherton and Elgin Community Homes

² Supplementary Planning Document, East Cambridgeshire District Council:
<https://www.eastcambs.gov.uk/local-development-framework/supplementary-planning-documents>