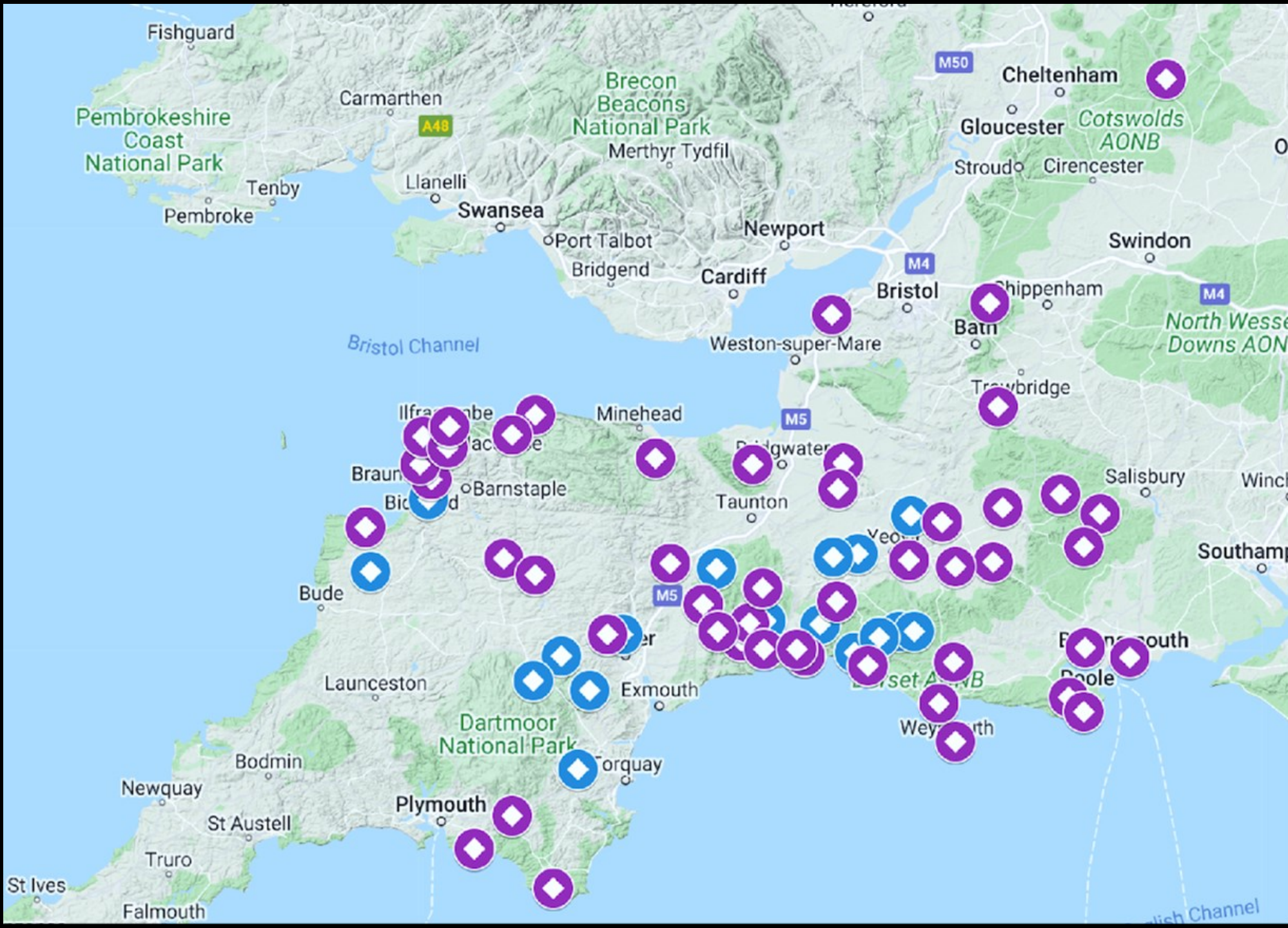


# The CLH Growth Lab 2023 – scaling up partnerships between CLTs and Housing Associations



Steve Watson and Alison Ward, Co-directors

<https://middlemarchclh.co.uk/>



1 - A local CLT is incorporated

2 - The CLT shapes the project

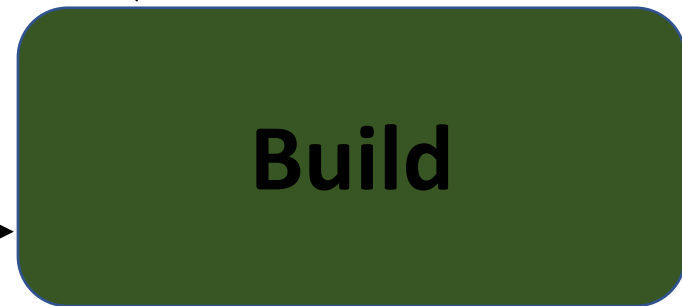
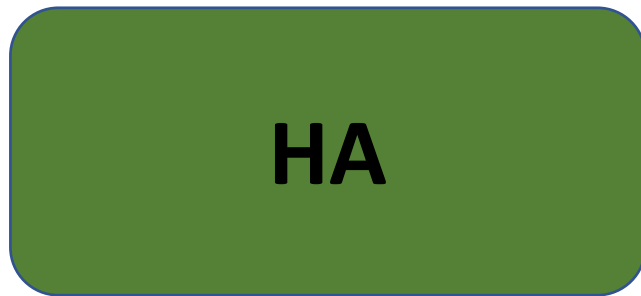
3 - A HA partner is selected and the CLT applies for planning

4 - Planning consent is obtained

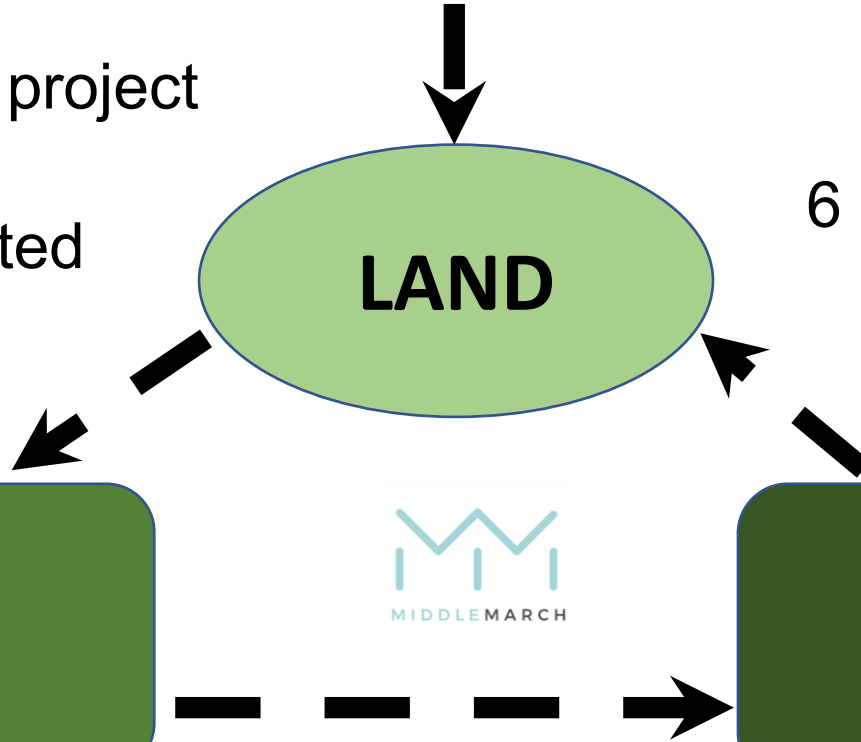


7 - Homes are let in line with the CLT's agreed allocation plan – mostly for social rent

6 - The HA finances, builds and manages homes with Homes England and LA support



5 - The CLT acquires the freehold, the HA acquires a long-term lease



# Success Factor #1

Very strong demand from  
communities for CLT/HA  
partnerships in Devon,  
Dorset and Somerset

## Success Factor #2

A ready supply of pre-development funding and specialist technical support encouraging HAs to partner with CLTs















## Secondary Research

Why is there such strong demand from communities for CLT/HA partnerships in the SW and could there be similar demand elsewhere?

## Housing affordability in the South West of England

Danielle Sinnett, Zaky Fouad, Katie McClymont, Hannah Hickman, Cat Loveday, Stephen Hall, Rebecca Windemer and Jessica Lamond

March 2023



HOMES FOR THE SOUTH WEST

University of the West of England for regional HAs

## Team Devon Research

Enabling, encouraging and supporting Community Land Trusts, to address barriers to securing high quality affordable housing for local people.



CLT Homes in Appledore

### TABLE OF CONTENTS

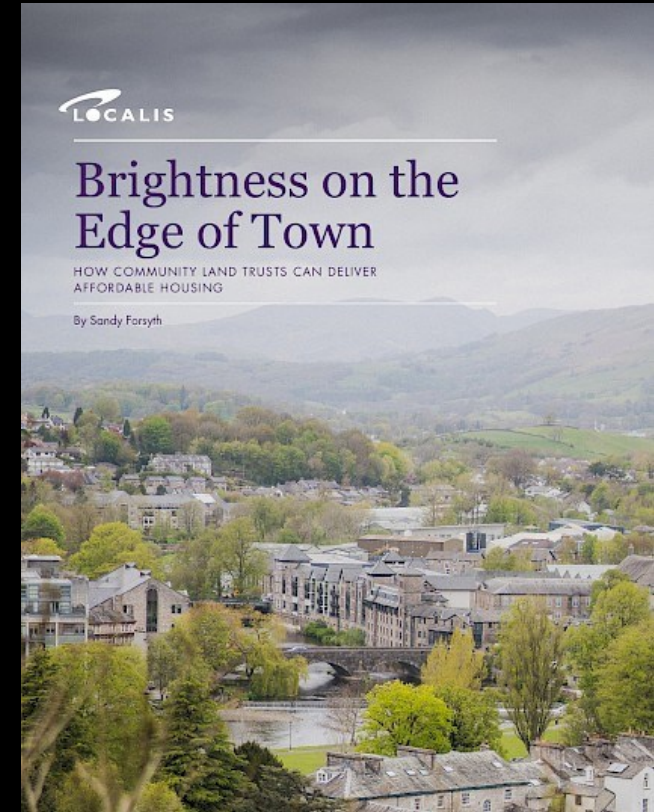
**Page 6 - Stage One.**  
Mapping CLTs in Devon. What is the current situation, why does Devon have more CLTs than any other county, and how can barriers to growing the number of CLTs in Devon be overcome?

**Page 21 - Stage Two.**  
How can local councils stimulate demand and interest in CLTs across Devon?

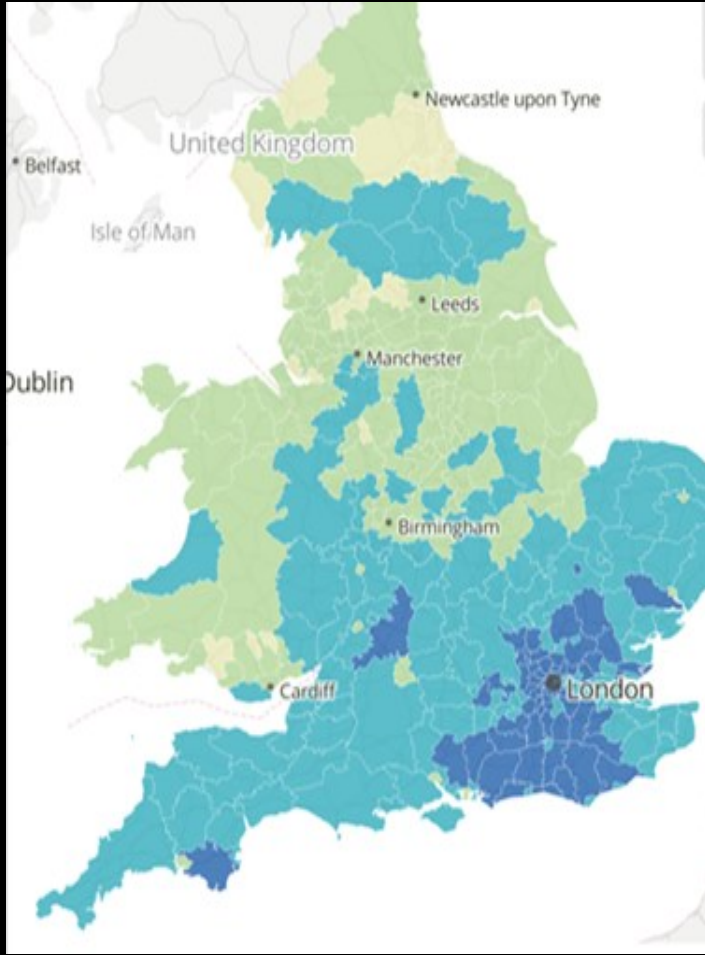
**Page 49 - Stage Three.**  
The perspective of CLTs - testing the recommendations

Dr Helen Lawson, Alison Ward and Steve Watson,  
Middlemarch Community Led Housing CIC, 2023

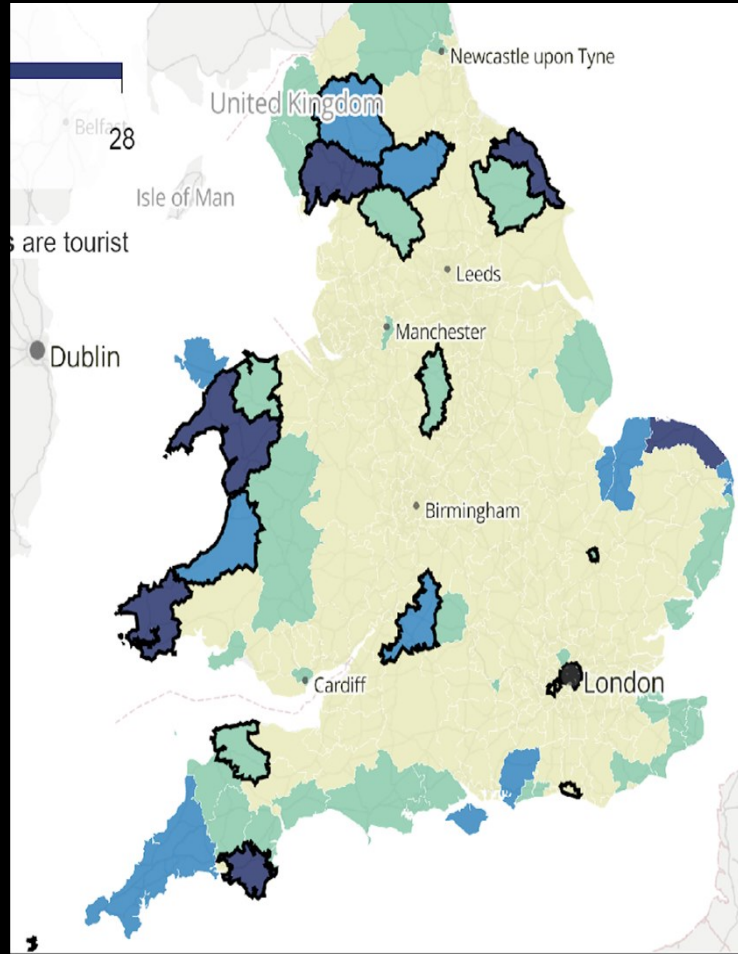
Middlemarch for Team Devon



Localis for the LGA



Affordability ratios



Second Homes



Landscapes

Places with similar  
characteristics to Devon,  
Dorset and Somerset

Cornwall UA

North Norfolk

South Lakeland

Scarborough

Kings Lynn & West

Norfolk

Isle of Wight UA

Chichester

Craven

Dover

Richmondshire

Canterbury

Ryedale

Derbyshire Dales

West

Oxfordshire

Rother

Lewes

Isles of Scilly

Swale

Wealden

Hastings

Copeland

New Forest

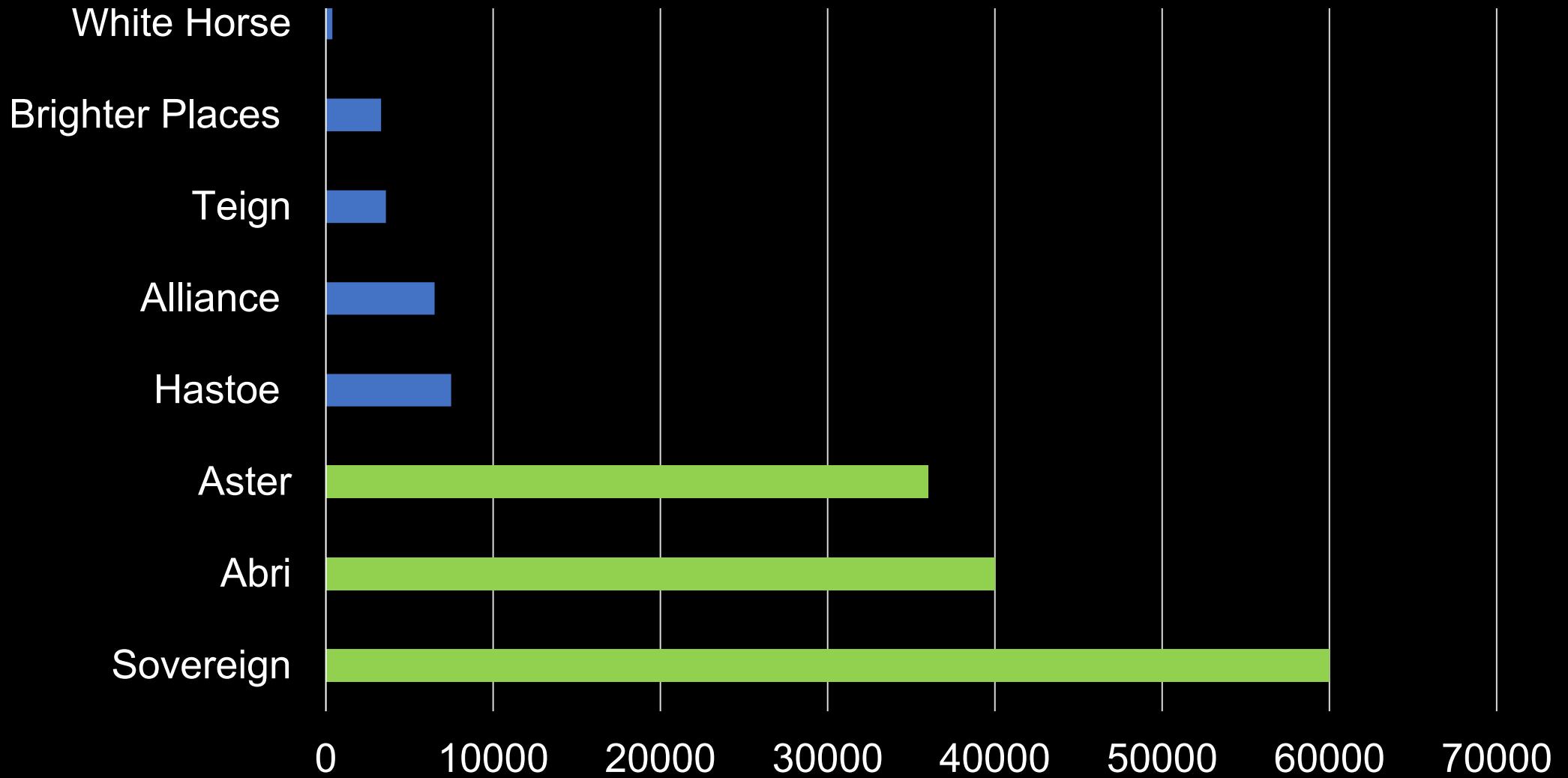
Cotswold

## Primary Research

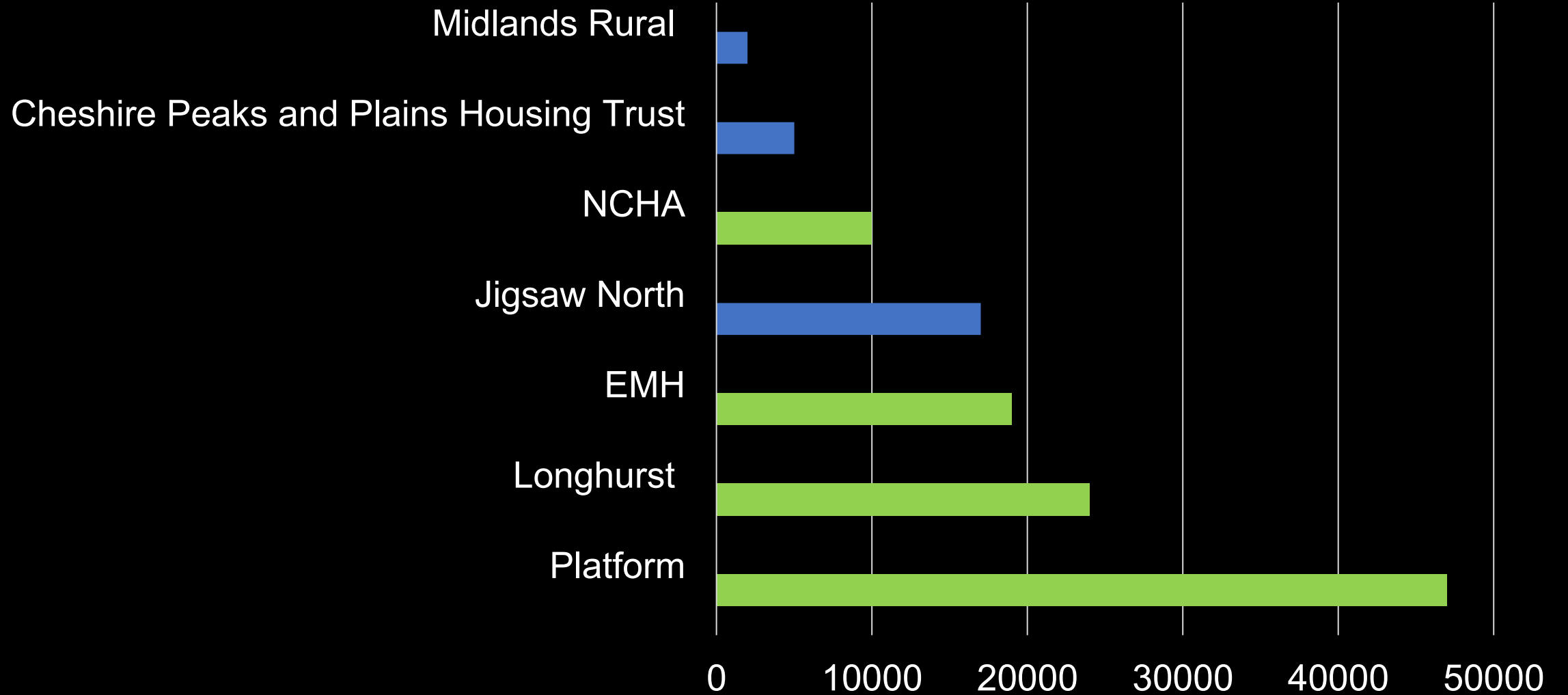
If there were to be a ready supply of pre-development funding and specialist technical support, would HAs elsewhere be keen to partner with CLTs?



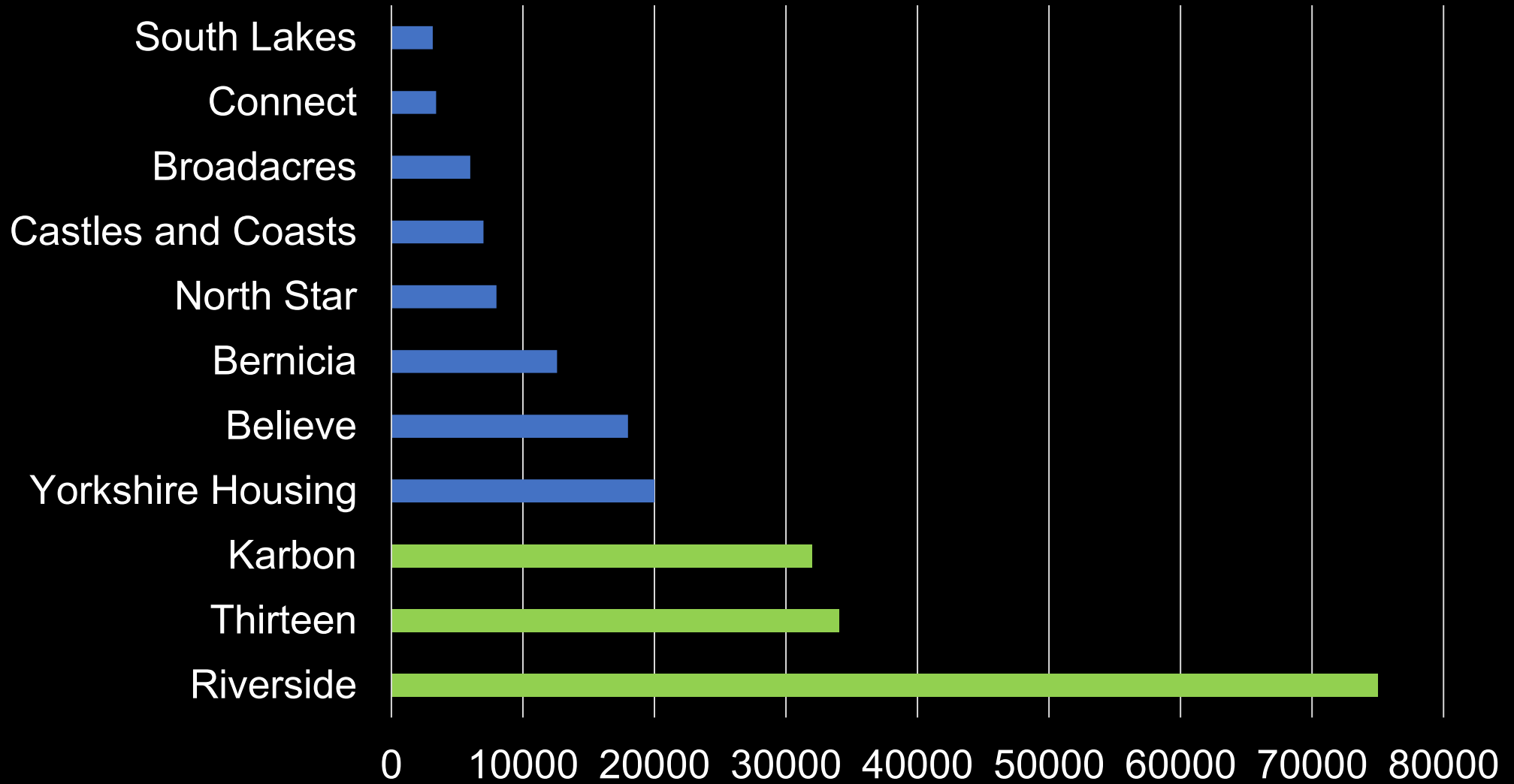
# South West



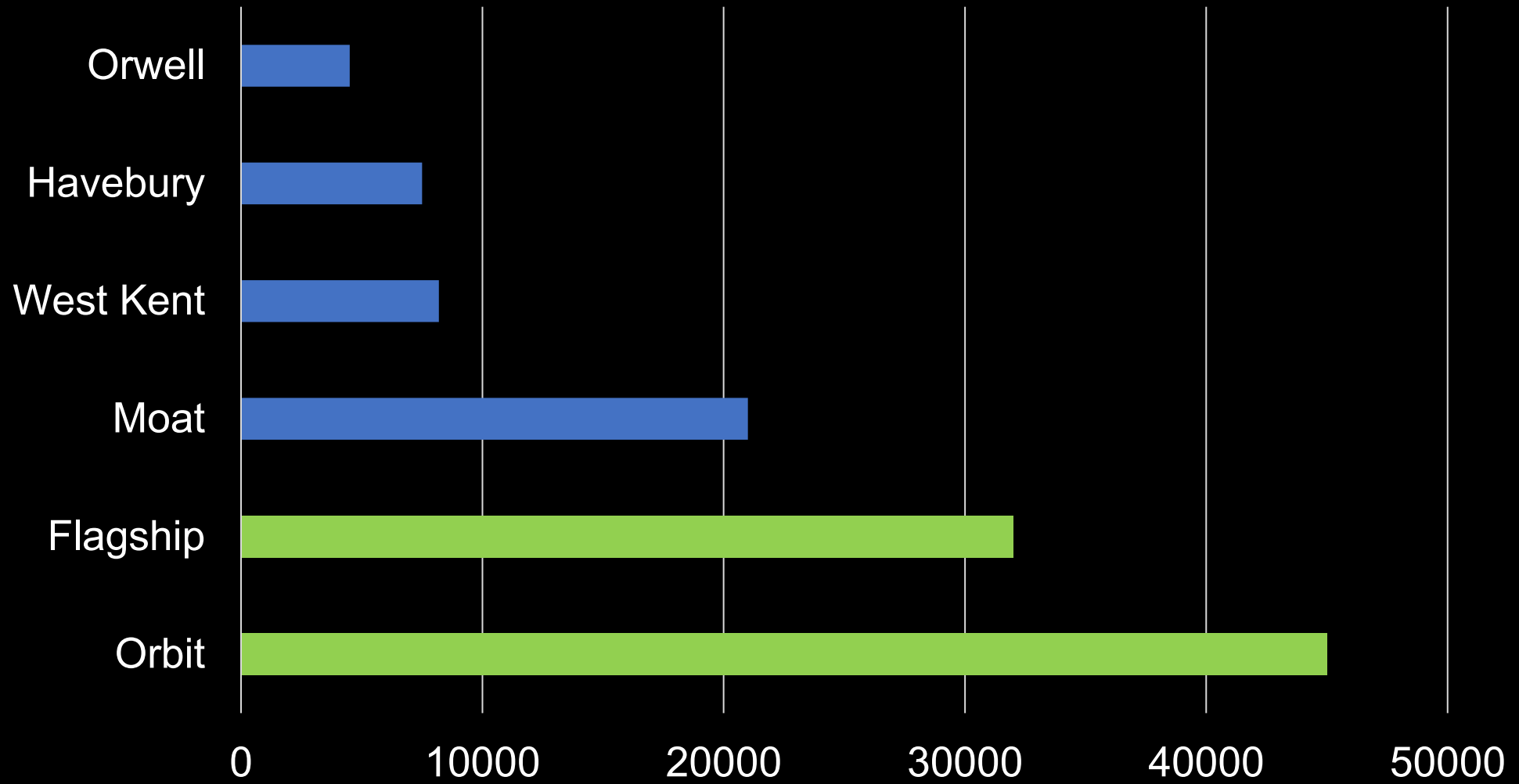
# Midlands



# North



# South and East



# Scaling Up – funding CLT/HA support services

Funding requirement for one support service estimated over a period of 8 years:

- 30 projects for 450 new affordable homes
- £4.5m for pre-development work
- £0.75m for working capital

**Total: £5.25m**

**For four services: £21m**

# Benefits of the Growth Lab

- Capacity
- Strategy
- Investment readiness
- Shared purpose with CLT Network
- Stronger relationship with Homes England