



Impact Report

2021-2026

Building collective power to make
community ownership and
development of land
commonplace

CLT Network Impact, 2021-2026:

Our most important impact as a movement lies in the empowerment of 37,000 CLT members across the country, and the 2,200 community assets they now own.

This has only been possible because, in the last five years, we also worked collectively as a network of CLTs, and with others in our sector, to create better conditions for community power.

A THRIVING NETWORK

Supported each other so that CLTs that sustain membership are almost

5 x less likely to fold

Helped communities to set up

59 new CLTs

Facilitated peer learning and leadership development for

68% of CLTs in England and Wales

Helped sustain access to technical support with a network of

15 enabling organisations

LOBBYING FOR THE RIGHT CONDITIONS

Lobbied

152 local MPs

advocating for supportive policy reforms

Won over

£55m of public grant funding and investment capital for CLH in England

Gained critical legal exemptions for CLTs from

Leasehold enfranchisement

Bans on leasehold homes and ground rents

The Voluntary Right to Buy

The Right to Shared Ownership

to secure CLT homes in perpetuity

1st

Secured the first ever definitions of community-led development in English and Welsh planning policy



Gained recognition for community-led stewardship in Homes England internal guidance



Backed successful efforts to win a Community Right to Buy for England, and a pledged right for Wales



Inserted community-led housing as a national priority for the Social and Affordable Homes Programme.



Persuaded the UK government to commission a landmark review of financial barriers for community-led housing.

We say that CLTs can do amazing things, but they cannot do it alone. Each of the 484 affordable homes completed by CLTs in the last five years depended on at least one of the above achievements.

By building these foundations, the number of homes CLTs completing each year is 27 times higher than when the network began in 2010.

The opportunity for communities



Community Land Trusts (CLTs) give communities the collective power to build and protect community assets like decent homes, affordable workspace and land for nature. Through community ownership, benefits are locked in for neighbourhoods.

CLTs deliver up to £2.70 in public value for every invested pound; tackle market failures rooted in the needs and aspirations of those most impacted by those failures; and promote resilience and cohesion by building agency, confidence and relationships as well as physical assets.

More and more, Britain is recognising these benefits. As a result of our advocacy, the government has legislated for CLTs, and written community-led development into national policies for land use planning and affordable housing. Local authorities and private landowners are routinely selling assets to CLTs. Developers and housing associations are partnering with CLTs to achieve a 27-fold increase in the number of homes built each year since our network began. CLTs now own over 2,200 different community assets.

“CLTs are a core element of our development strategy and we’ve seen first-hand the vital difference they can make. This is all about empowering people and thinking in terms of communities, not simply homes and infrastructure.”

Bjorn Howard | group chief executive of housing association Aster Group

We are starting to see the potential of what CLTs can really do, even as they are swimming against the tide. We are on the brink of a unique opportunity to match unprecedented private and public sector investment with the scale of demand from communities desperate to drive their own renewal.

Over the next ten years alone, realising this opportunity could enable communities to deliver 10,000 homes, community facilities and spaces for nature, and put confident, healthy and thriving communities at the heart of our national renewal.

This is more than an opportunity to deliver assets, to build housing units, to grow a niche. It is a chance to permanently change the way that Britain works, mainstreaming community ownership and community-led development so that its benefits can be enjoyed in every postcode across the country.

Unlocking the opportunity



Communities can achieve amazing things with CLTs. But they cannot do it alone. Our movement will not achieve the scale of opportunity by supporting one community at a time, and seeking to replicate hard-won successes, because the barriers are systemic.

The systems and structures that shape the way land is bought and developed are weighted in favour of big, wealthy organisations. They have the money and power to navigate the planning and regulatory systems, access lower-cost capital, and access to strategic relationships and partnerships across government and industry. Communities are frozen out, leaving a niche of successes built on the hidden foundations of heroic entrepreneurs with fragmented philanthropic backing.

"Every article I write talking about the scale of the [housing crisis] reminds me that we need solutions. And I think that community land trusts and generally bringing more community ownership into how we get out of this mess is a really, really positive and hopeful space"

Vicky Spratt | journalist, CLT Manifesto Launch 2024

The combined effects of these challenges leave too many communities disillusioned, plans abandoned, funding wasted, and industry partners and government agencies unable to engage in a programmatic way. We see this most acutely in communities that experience the most disinvestment, poverty and racism.

The Community Land Trust Network was set up by pioneers determined to change these systems. We are a peer network of hundreds of communities working together to do what no community can do alone.

As of September 2026 in England and Wales there are:

2.2k+

local assets in
community ownership

315+

incorporated
community land trusts

37k

members powering
the movement at a
local level



Through our three strategic objectives, we are collectively creating the conditions for lasting change by:

- supporting communities to organise into powerful and inclusive CLTs;
- innovating and scaling compelling development models to enable communities to achieve their goals;
- building a powerful movement to wire community-led development and ownership into public policy at the national, regional and local levels.

Working through these three lenses, the network is collectively shaping policy and law to create favourable market conditions and funding streams for community-led housing; embedding CLTs in industry and government agency programmes and practices; and growing and empowering our network of 300 member organisations by delivering resources and expert advice to help each other to acquire land and develop the places and spaces we need.

"Working as a CLT can often seem quite lonely when you are dealing with bigger, sometimes intimidating, organisations. Being part of a nationwide supportive and approachable peer network has been really helpful and provided many inspiring examples of what similar groups have achieved. The CLT Network's campaigns work with the government to remove barriers to support CLTs is one of the things we at Arundel CLT most appreciate."

Hilary Knight | trustee, Arundel Community Land Trust



Oxfordshire CLT and Life Build celebrate breaking ground on their 8 affordable homes, 2022 © Ian Miles, commissioned by CLT Network

How we work

If the barriers are systemic, it takes a rewired ecosystem to achieve the transformation the movement wants and needs. Fragmented and inconsistent approaches to sector development and funding are holding us back.

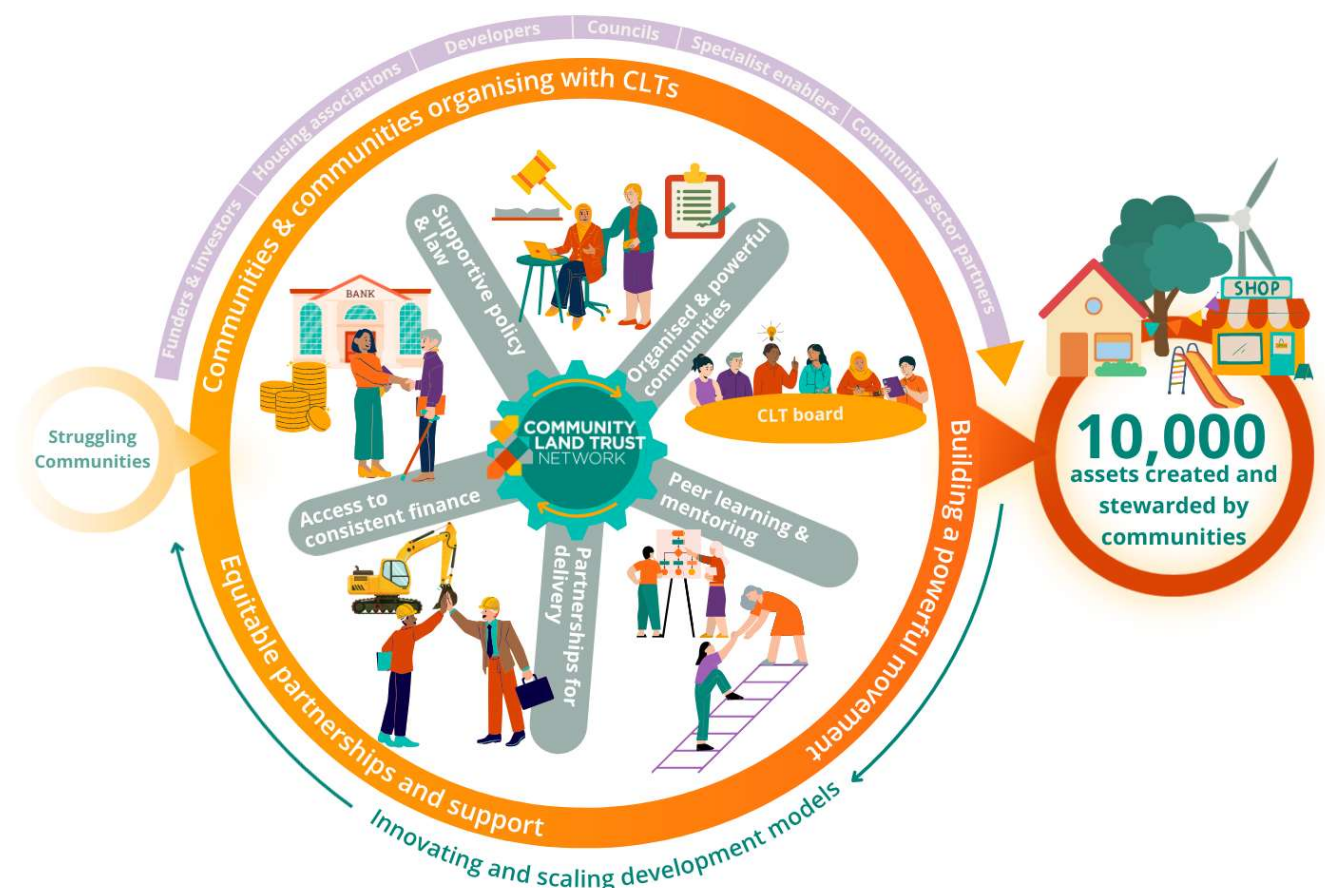
So part of our work is weaving a richer, more resilient ecosystem, building partnerships and practices that reinforce pathways to transformational change.

We aren't looking to build an empire, but we do also need to stabilise funding for the CLT Network as critical sector infrastructure, and to organise more cohesively as a wider movement to have the power to change the system.

"A thriving community-led development sector relies on strong collaboration across the sector. Partnering with the CLT Network lets us combine our legal expertise with their national reach. Wrigleys brings legal frameworks and governance expertise that help CLTs succeed. Together, we're building the infrastructure and conditions for community-led development to flourish across England and Wales."

Jon Lee | Business Development Specialist, Wrigleys Solicitors

Driving community asset development: the Community Land Trust Network wheel



Unlock the opportunity with us



Our mission is to build collective power to make community ownership and development of land commonplace. But we cannot do this alone.

We are calling on:

- **Communities** to join your peers in the network, working together to learn, build shared infrastructure and advocacy for policy changes.
- **Community sector bodies** to collaborate with us in changing the systems that disempower communities, and in building less fragmented ecosystem infrastructure.
- **Industry partners** to work with us and join others in our network of vanguards, rolling out partnership models that work and codesigning new replicable models.
- **Local government** to also work with us and join the same network of vanguards, wiring CLTs into local policies to create the complete conditions for shared success.
- **Funders** to help stabilise our network and other key infrastructure in our movement, and work with us to develop more effective strategies to change systems and grow community power.
- **Researchers** to collaborate on the key evidence and data gaps that are holding back community projects and impeding our advocacy efforts.

If we all work together, we can unlock the changes necessary to build and protect over 10,000 community assets in the next decade.

With thanks

The success of our network would not be possible without the financial and material support of our funders, corporate partners and network members 2023-2026.



CLT Network members 2023-2026:

Abbotts Ann Community Land Trust Ltd | Above Derwent CLT | Acanthus Architects | Action with Communities in Cumbria | Adur Collective Community Land Trust | Allerton Lower Grange Community Land Trust | Ambos | Angmering Community Land Trust | Architecture WK Ltd | Arundel CLT | Ashburton Community Land Trust | Ashford Borough Council (RACE) | Ashwell Community Land Trust Ltd | Aster Group | Babergh & Mid Suffolk District Councils | Base for Life Watchet | Bay View CLT | Beer CLT | Bexhill Community Land Trust | Birchwood Area Community Land Trust Ltd | Bishops Castle & District Community Land Trust Limited | Black Butterfly | Botley Community Land Trust | Bradley Big Local Community Land Trust | Bradwell Community Land Trust 2024 Ltd | Bradworthy CLT Ltd | Braunton CLT | Brent CLT | Bridport Area Community Housing (BACH) | Bridport Cohousing CLT Limited | Brighton & Hove CLT | Bristol CLT Limited | Broadhembury CLT | Broadhempston CLT | Broadoak Community Investments CIC | Broadwindsor Group Parish Community Land Trust | Brockenhurst (Potential) Community Land Trust | Bromley CLT | Bronllys Wellbeing Park CLT | Broomfield Community Land Trust | Buckingham CLT | Buckland Newton CLT | Bury Parish CLT | Calder Valley Community Land Trust Limited | Calderdale Ecological Land Trust Ltd | Canopy Housing | Cardiff CLT | CDS Cooperatives | Chagford Community Trust Limited | Chance Heritage Trust CLT | Chancetonbury CLT | Chapel Meadow Community Benefit Society | Charity Bank | Charlton Horethorne Community Land Trust | Chawleigh Community Trust | Chibbolton CLT | Chinnor CLT | Chipping CLT | Chippy CLT | Chittlehampton Parish Council | Clevedon CLT | Co-operative Alternatives | Coastline Housing | Cohousing Harrow | Colerne Community Land Trust | Colyton and Colyford Community Land Trust Limited | Communities CAN | Community Assets for Society & Housing (CASH) | Community Crest | Community First Oxfordshire | Community First Yorkshire | Community Homes Tees Valley | Community Land Use | Community Led Homes, CDS Co-operatives | Corfe Castle Community Land Trust Limited | Cornwall CLT Limited | Corry Valley CLT | Cottenham CLT | Craven Community Land Trust | Crediton Community Land Trust | Crosby & Waterloo CLT | Cross Keys Homes | Crystal Palace CLT | Cwmpas | Cynefin Rhigos | Dentdale Community Led Housing Project | Deviock Community Trust | Devon Communities Together | Ditchling Community Land Trust | Dorchester Area Community Land Trust | Dorchester on Thames CLT | Down to Earth | Durham Community Action | Dyfed Community Land Trust | E16 Community Land Trust Limited | East Bergholt Community Land Trust Limited | East Brighton Trust | East Cambridgeshire Community Land Trust | East Cambridgeshire District Council | East Marsh Community | East Midlands Community-Led Housing | Eastbourne Community Land Trust Limited | Eastern Community Homes | Eastington Community Land Trust Limited | EcoHOLMES CLT | Ecomotive | Elmswell CLT | Energise Community Homes | Exminster Parish Council | Faversham Community Land Trust | Felsted Community Trust | Firs Community Benefit Society Ltd. | Flegg Community Land Trust | Flowers on Toast | Ford CLT | Forest CLT | Forest of Rosedene | Fownhope CLT | Frome Area Community Land Trust Limited | Gŵyr Community Land Trust | Gams' Field Community Land Trust | Genius Enterprise Initiative | Georgeham Parish CLT | Gittisham Community Land Trust Limited | Granby 4 Streets CLT Limited | Great Staughton Community Land Trust | Greater Manchester Centre for Voluntary Organisation (GMCVO) | Greater Manchester Community Led Housing Hub | Greystoke Parish Community Housing | Haddenham Community Land Trust | Harrogate CLT Limited | Hartland Parish CLT | Haslemere Community Land Trust Limited | Hastings Commons CLT | Hastings Older Women's Co Housing (HOWCH) | Hatherleigh Community Land Trust | Henley-on-Thames CLT | Hereford Community Land Trust Limited | Hexham Community-Led Housing | High Bickington CPT Limited | High Ham CLT | Hilbre Community Land Trust | Histon & Impington CLT | Holsworthy CPT | Homebaked Community Land Trust | Homes for Ulverston Community Land Trust Limited | Homes for Wells Limited | Hook Norton Community Land Trust | Horsted Keynes Community Land Trust | Ickesham Parish Community Land Trust | Iden CLT | Ifracombe CLT | Inspiring Housing Community Land Trust Ltd | Isle of Wight Council | It takes a City CLT | Kendal CLT | Kennett Community Land Trust | Kensington Fields CLT | Keswick Community Housing Trust Ltd | Kingston St Mary CLT | L8 Matters CLT | Langton Matravers Community Land Trust | Larkrise Cohousing | Lavenham CLT | Lavenham Community Hub Community Land Trust Limited (LCHCLT Ltd) | Laxfield CLT | Leeds Community Homes | Leicestershire Community Housing Project | Leiston CLT | Lewes CLT | Little Ships | Little Thetford Community Land Trust | Liverpool City Region Community Led Housing Hub | London Borough of Newham | London CLT Limited | London Trades Guild CLT | Longhope Community Land Trust | Ludgvan Parish Council | Lune Valley Community Land Trust Ltd. | Luxulyan CLT | Lyme Regis CLT Ltd | Lyvennet Community Trust | Maidstone Community Land Trust | Malvern Hills CLT | Marches Community Led Housing Hub | Margate Creative Land Trust | Marsham CLT | Marshfield Community Land Trust Limited | Mashamshire Community Land Trust | Matlock CLT | MCR Design Ltd | Mendlesham Community Land Trust | Middle Marches Community Land Trust | Middlemarch Community Led Housing | Middlesbrough CLT Ltd | Midhurst Community Land Trust | MKH Consultants | Mustard Seed Property Limited | Nadder Community Land Trust Ltd. | Nailsworth Charitable Community Land Trust Limited | Naked House Community Builders CIC | Neston Community Youth Centre Ltd (NCYC) | New Ferry Community Land Trust | New Roots | Newmarket Town Council | Newport Pems CLT | Newton and Noss CLT | Nolton and Roch Community Land Trust | Norbury Community Land Trust | North Horsham CLT | North Kernow Community Land Trust Ltd | North Norfolk District Council | North Tawton CLT | North Yorkshire Council | Norton and Lenchwick Environmental Trust | Norton sub Hamdon Community Land Trust Limited | Nudge Community Society Limited | Nuthurst CLT | NW3 Community Land Trust Limited | OX10 Community Centre | Oxfordshire Community Land Trust | Pathway Housing Solutions | Patterdale Parish Community Land Trust | Peacock and Verity Community Spaces | PEC Homes Ltd | Peninsula Villages Community Land Trust | Petersfield Community Land Trust | Pewsey Community Land Trust | Phab Life Charity | Pinchbeck Community Land Trust LTD | PLANED | Portland Community Land Trust Limited | Portsmouth Community Housing Trust | Powerstock and District Community Land Trust Limited | Publica Group | Pulborough Community Land Trust Limited | QuAlms Haus Consult | Queen Camel Community Land Trust Limited | Red Loft LLP | Resonance Ltd | Richmond CLT | Ringmer Area Community Land Trust Limited | Rotunda Community Land Trust | Runcorn Old Town CLT | Rural Urban Synthesis Society Limited | Rye Community Land Trust | SAFE Community Homes CLT | Salcombe Community Land Trust Limited | Sampford Peverell Community Land Trust Limited | Seend Community Land and Asset Trust | Shalfleet Parish Council | Sheffield CLT | Shepherdswell with Coldred Community Land Trust Limited | Sherborne CLT | Sherford CLT | Shipston Community Land Trust | Sincil Community Land Trust Limited | Slaugham Parish Community Land Trust Limited | Slindon Community Land Trust | Soha Housing | Somerset Co-housing Community Land Trust Limited (Somerset Co-operative CLT) | South Bank CLT CIC | South Hams District Council | South Molton Community Land Trust Limited | South Oxfordshire District Council | South Petherton Community Land Trust Limited | South Worcestershire Community Land Trust Limited | Southbourne CLT Steering Group | Spaxton Community Land Trust Limited | St Ives CLT | St Minver CLT | Stable Homes Ryde | Stead | Steeple and Middle Aston CLT | Stoic Homes UK | Stour Trust | Stourbridge Community Land Trust | Stow-on-the-Wold CLT | Stradbroke Community Land Trust | Strettham & Wilburton CLT | Stroud Wayfarer Housing CLT | Sussex Community Housing Hub | Swanage Community Land Trust | Swansea Cohousing | Swanton Novers CLT | Teignbridge District Council | Tenterden CLT Ltd | Test Valley Borough Council | Thame Community Land Trust | Thaxted CLT | The Beacon CLT | The Foxton | The Green Fields Bridgend and Vale Community Land Trust Limited | The Land-Based Living Collective | The Portland Inn Project | The Super Slow Way Ltd | The Woodland WOOL CIC | Thorvorton Community Land Trust | Three Seas | Thrift Community Land Trust for Soham | Tideswell and District Community Land Trust | Totnes Community Builders | Transition Homes Community Land Trust | Tre Haven Community Land Trust | Truro CLT | Upper Dales Community Land Trust | Uppingham Homes CLT | Urmston CLT | Walberton and Elgin Community Homes | Waterbeach Community Land Trust | We Can Make CLT | Wessex Community Assets | West Dorset Commons | West Down CLT | West Kensington & Gibbs Green Community Homes | West Somerset Community Land Trust | Westbourne Community Trust | Wheal Luna | Wickham Community Land Trust | Wickhambrook Parish Council | Wilsford Community Land Trust | Wilton CLT | Wiltshire CLT | Windsor Ascot & Maidenhead Community Land Trust | Wirksworth Transition CLT | Wirral Arts and Culture Community Land Trust | Wooden Canal Boat Society | Wotton Community Land Trust | Wyre Forest Community Land Trust | Wyre Forest Community Land Trust Limited | Yarmouth Town Council | Yatesbury | Ymddiriedolaeth Tir Bro'r Ffynnon | Ymddiriedolaeth Tir Bro'r Eifl | Ymddiriedolaeth Tir Cymunedol 4 Uan | Yorspace CLT Limited | Youlgrave Community Land Trust Limited