

Invest in community-led housing to see prosperous, vibrant and sustainable communities

Community-led housing is a broad movement of Community Land Trusts (CLTs), Co-ops and Cohousing communities. Unlike traditional housebuilding approaches, they offer more than just resident involvement. They give regular people the tools to unite and take positive action, building and controlling the homes their community needs.

With community housing groups forming weekly, it is widely recognised that through the movement communities can take housing matters in to their own hands to deliver much-needed housing stock.

How the government can support this dynamic and forward-thinking movement:

We urge the government to commit to the five-year Community Housing Fund, supporting the creation of thousands of homes in villages, towns and cities, by immediately implementing year two of the programme.

Announced in the 2016 Spring Budget, the £300m Community Housing Fund will help to transform the community-led housing sector and lead to the delivery of nearly 13,000 additional homes across the country by 2021. The Fund is warmly welcomed and has generated excitement in its first year from the sector and members of the public.

Building on this, we have developed a proposal with DCLG to create the national infrastructure needed to deliver additional housing supply. Rather than collapsing at the end of a typical grant programme, the Government could work with us to build a market that will grow and deliver long after the fund ends.

OUR PROPOSAL

The Community-led Housing Alliance would like to continue to work with the Government and guide the design of the fund. With our collective knowledge, membership base and existing local infrastructure we are best placed to assist with the design and subsequently lead and deliver the plans to develop an effective national infrastructure.

The election has delayed the progress of this programme and we ask that a decision is now made in response to our sector-led proposal, thus securing the Fund's impact.

In order to provide CLTs with the clarity and certainty it needs to plan securely for the future, we also ask that DCLG sets out a full exemption for community-led housing groups from the Right to Buy.

The voluntary Right to Buy still threatens the security and future sustainability of Community Land Trusts, endangering their aim to create genuinely affordable housing. Landowners often sell plots to CLTs that wouldn't normally come to market, and the Right to Buy is putting them off, reducing housing supply.

The renewed pledge in the Conservative Party's 2017 Manifesto to extend the Right to Buy has intensified the considerable anxiety amongst CLTs and their landowner partners.

OUR PROPOSAL

The voluntary deal provides for discretion with CLTs, but this still leaves uncertainty. We are calling on the Minister to make a written statement excluding CLTs from the Voluntary Right to Buy.

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