

## Deputation by the CLT Steering Group to Housing Committee April 30<sup>th</sup> 2014

Ian Bailey

The Community Land Trust Steering Group seeks recognition of the strategic advantage of the CLT vehicle as the most effective means of enabling cross sector buy-in, and seeks BHCC support for the formation of a Community Land Trust for the City of Brighton & Hove.

The Brighton & Hove Community Land Trust could unite multiple agencies and organisations that serve the housing and communities sector. The aim would be to alleviate housing shortage and complexity through the development of economically, demographically and socially diverse housing options. The Trust would promote productive and sustainable living using new and existing systems and technologies. It would help communities engage with issues such as energy consumption, resource management, cost of living and employment. It could support people with specific needs - such as older people, those with physical, social and educational needs - through community representation, collaboration, skills training and other means - to benefit both specific communities and the City as a whole.

A CLT delivers: land held in perpetuity for community benefit; a Trust managed by stakeholders (including the land-owner); asset lock prevents loss of community value to the market

Support is growing: groundswell in popular interest; Council and NGO support

A CLT in Brighton & Hove: city-wide (and beyond); stewarding land for local projects; beginning with small projects to gain experience

Benefits to residents: community cohesion and reduction in isolation; mutual support; shared resources, reduced running costs and energy use; learning and increased responsibility; can support various forms of community led housing (and other community projects); sustainable development: social, environmental, economic

Inclusive aspirations: mainly mixed ages, family sizes, tenures etc; not focussing on one type of housing need; rejuvenating village spirit for modern times

Benefits to Council: motivated people developing good housing and good communities (not for profit); potential for harnessing cross-subsidy between residents; self-help housing management; mutual support, reducing need for social services; strong correlation between community led housing and all forms of sustainability; move towards One Planet Living; innovative approach to solve housing problems; spread of benefit to wider community; beacon to other Councils

Funding and affordability: CLTs can access a range of financial products, including institutional investors, ethical lenders, residents' cross-subsidy, self build equity, etc, which when combined can go towards producing rents in reach of those on low incomes.

The Council can, under their well being powers and through the spatial planning system, help by: joining the Trust; identifying land; pointers to potential grants; navigating planning and building regs; providing low-cost land - either donated to the CLT, leased at peppercorn rent, or sold at reduced price.

Members of the CLT Steering Group

Ian Bailey, Julian Howell, Peter Clarke, Helen Russell, Teresa Cairns