

Appendix 1: Types of Community Led Housing (CLH)

There are many different types of CLH across the UK, but this list describes the range of CLH models delivering new homes in London.

1. Community Land Trust (CLT)

CLTs are legal entity set up and run by local people to develop and/or manage homes. Homes are covenanted to remain affordable for future occupiers. Homes can be either for sale or for rent, and can be built in partnership with traditional RSLs, contributing towards the affordable housing allocation on a site.

Example: St Clements- London CLT, Tower Hamlets

St Clements is London's first CLT, completed 2017. The listed hospital site was built by Linden Homes, with the GLA and Peabody. The project provides 252 homes, 35% affordable - including 58 social rent and 23 CLT homes. 700 people applied for the 23 CLT homes, which were an intermediate affordable product.

2. Co-housing

Co-housing communities are intentional communities, created and run by their residents. Each household has a self-contained, private home as well as shared community space(s).

Example: OWCH co-housing, Barnet

OWCH (older women's co-housing) is a 25 home cohousing scheme developed by women over 50. The scheme is private ownership, part social rent, achieved through partnering with Hanover Housing Association. OWCH demonstrates the benefits of co-housing, particularly for older people, in terms of reduced loneliness and quality of life.

3. The Developer-enabled Model

Some developers are engaging with the issues being tackled by the CLH sector and producing ownership products that meet the community-led housing criteria in terms of asset-lock and resident engagement.

Example: Naked House, Enfield

Naked House is an intermediate affordable product, their limit is household incomes of £90,000. In some developments the Local Authority will retain the freehold of the site and Naked House take a long lease, with residents paying a 'land rent' each month to eventually pay off the land value. This greatly improves viability since all up front land costs are removed. Residents are involved in the design of their homes.

4. Resident-led Estate Regeneration

Where estates have a well-organised, well-funded tenant's organisation, there is scope for tenants to initiate regeneration with Local Authority support.

Example: Marklake Court, Leathermarket, Southwark

The Leathermarket Joint Management Board led the development of social rented homes on land in the centre of the Kipling Estate. Southwark Council transferred the land for £1, and funded the construction costs as a loan. Igloo were hired as development managers. The council accept zero value land transfer because of the

provision of 100% affordable homes, together with community buy-in and devolved decision making.