

Call for Evidence: Community Land Trusts and Housing Cooperatives

The London Assembly Housing Committee has launched an investigation into Community Land Trusts (CLTs) and Housing Cooperatives. As part of the investigation, the Committee will look to:

- Examine how CLTs and Housing Cooperatives operate in London;
- Identify the extent to which CLTs and Housing Cooperatives support communities in London to access housing, and understand the demographics which benefit from these schemes;
- Identify the key opportunities and challenges relating to this sector and the extent to which the Mayor has provided support for both; and
- Explore what further opportunities there are for the Mayor to support CLTs and Housing Cooperatives.

Below is information about the investigation and Call for Evidence, as well as key questions the Committee is interested in hearing about.

Who can submit evidence?

This Call for Evidence is open to all who would like to respond. We particularly welcome responses from CLTs, Housing Cooperatives, London Boroughs, and organisations and networks that support CLTs and Housing Cooperatives in London.

Why is the Committee exploring this topic?

The London Assembly investigates issues of importance to Londoners and is the body that holds the Mayor to account.

What actions has the Mayor taken relating to community-led housing?

The Mayor allocates funding to community-led housing groups in London, including CLTs and Housing Cooperatives, through the [London Community Housing Fund](#) (LCHF). The LCHF is a grant of £38m which was [committed](#) by the Department for Levelling Up, Housing and Communities (DLUHC) in 2018, to support at least 500 homes. The Mayor's [target](#) for allocating the funding is to enable all starts on site to happen by March 2026. As of [31 March 2024](#), 95 homes had started on site and 66 had completed. The LCHF is [intended](#):

- “to support communities to develop new housing that is affordable to local people and remains so in perpetuity
- to increase overall housing supply in London by increasing the number of additional homes delivered by the community-led housing sector
- to deliver a lasting legacy for the community-led housing sector in the form of enhanced knowledge, expertise and capacity to build, own and manage new homes.”

The Mayor also supports London's [Community-Led Housing Hub](#), which provides advice and support to community groups. In March 2024 the Mayor [stated](#) that this includes “site identification, planning applications, fundraising and applications to the Community Housing Fund”, and that “since 2019, the Hub has supported 61 organisations with 65 projects to help bring forward these sites”.

In addition, the Mayor allocates funding from the [Affordable Homes Programme 2021-26](#) to organisations seeking to develop affordable homes in London, which

Call for Evidence: Community Land Trusts and Housing Cooperatives

[can include](#) community-led organisations which are Registered Providers of Social Housing.

In 2018 the Mayor launched the [Small Sites, Small Builders Programme](#), intended to support public landowners to bring forward small or complex sites for housing-led development. The Mayor has [stated](#) that through this programme, specific small sites have been “earmarked” for community-led housing.

In addition, the Mayor purchased land in South Tottenham (the “St Ann’s Hospital site”) and in 2023 [entered into an agreement](#) with housing association Peabody and developer The Hill Group for the delivery of nearly 1,000 homes on the site. 58 community-led homes will be delivered as part of this scheme, in a [partnership](#) between Gida Housing Cooperative, Peabody and the GLA.

The Committee wants to understand more about the impact of the Mayor’s support for CLTs and Housing Cooperatives to date; the benefits of these schemes for Londoners; and what opportunities there are to support the development of CLTs and Housing Cooperatives in London.

Will responses be published?

Yes, in the large majority of circumstances we will publish written submissions and the name of the individual or organisation that submitted it online. This is so that there is transparency about what evidence the Committee has received.

Exceptions to this are usually applied where there is a legal reason for non-publication or if there is a safeguarding or welfare issue. If there is a reason that

you would like your evidence not to be published with your name (submitted anonymously) or to not be published (submitted confidentially), please let us know and the Committee will consider it. However, this cannot be guaranteed, and the Assembly may be required to release non-personally identifiable information if requested under the Freedom of Information Act 2000.

What will the evidence I provide be used for?

The responses to this Call for Evidence may be used to inform recommendations to the Mayor, which will likely be in a report. This report will also be based on evidence heard at a Housing Committee meeting on 24 July with external stakeholders from the Community Land Trust and Housing Cooperative sector. This is an open meeting, and anyone is welcome to attend as an audience member to watch the discussion on the [Assembly webcasts page](#).

If information and/or quotations from submissions to this call for evidence are used in this output, we will cite you. We inform those who have submitted evidence about the outcome of the investigation in the form of link to a report or output when it is published.

Where can I find your privacy notice?

The London Assembly and the GLA are committed to protecting your privacy and personal data when you contact us or submit evidence. You can find the GLA’s privacy notice [here](#).

Call for Evidence: Community Land Trusts and Housing Cooperatives

Do I need to answer all the questions?

No, you are welcome to answer the questions that are most relevant to you or your organisations and for which you have the most expertise or experience. Additionally, some sections of the Call for Evidence are aimed at specific audiences and therefore will not be relevant to everyone.

How do I submit evidence?

Please send evidence in a Word document format (not PDF) by email to:
scrutiny@london.gov.uk

The deadline for submission is **COP Thursday 22 August.**

Key questions

Questions for Housing Cooperatives and Community Land Trusts

These questions are for both existing Cooperatives and CLTs and those in the process of development. Please answer any of the questions below as are relevant to your organisation.

1. What are the purposes or aims of your Housing Cooperative or Community Land Trust, and how are you achieving these aims? How do these aims relate to needs in the community?
2. What are the main challenges for developing and/or running Housing Cooperatives and/or Community Land Trusts in London? Which of these challenges have you faced, and how did you overcome them? (*For CLTs or Cooperatives in the process of development, please set out what stage of development you are at, and any challenges you are facing in moving on to the next stage*)
3. What is the financial model for your CLT or Housing Cooperative? Would you say it is a successful and viable model that could be emulated across London?
4. What is the formation of your current development? E.g. number of units, mix of tenures, number and nature of affordable homes. In addition, how did you arrive at this number and mix of units, and how does it relate to local housing need?

Call for Evidence: Community Land Trusts and Housing Cooperatives

5. Who lives in your Housing Cooperative or Community Land Trust? In your answer please provide any available data on number of residents and demographics, including ethnicity, gender, and average income.
6. Do the residents of your Housing Cooperative/Community Land Trust reflect the demographics of the local neighbourhood or community? How do you know / how do you measure this?
7. How are resident places allocated?
8. What have been residents' experiences of living in your Housing Cooperative/Community Land Trust? And, what impact (if any) has your Housing Cooperative/Community Land Trust had on the local neighbourhood?
9. Did you partner with (or do you plan to partner with) a housing association or developer in the process of developing your CLT or Housing Cooperative? If yes, who did you partner with and what is the value of this partnership for delivery of the scheme?
10. Have you ever applied for or received funding from the GLA (e.g. through the London Community Housing Fund or Affordable Homes Programme) or support from the London Community Housing Hub? If so, please could you provide details of this and describe what impact it has had.
11. Do you have support from the local council, and what form does this support take? For example, have you ever received financial support or specialist guidance from your local council?
12. Have you ever received financial support or specialist guidance from any other sources?
13. What support do you think i) local authorities ii) the GLA and iii) the Government should provide to Housing Cooperatives and CLTs?

Questions for Local Authorities

1. What is your council's experience with CLTs and Housing Cooperatives? For example, has your council been approached by groups seeking to deliver community-led housing schemes, and what approach have you taken to these?
2. What role could CLTs and Housing Cooperatives have in supporting affordable housing provision in your area?
3. To what extent does the council support the development of CLTs and Housing Cooperatives as part of its housing/planning strategies and policies?
4. How do you manage the disposal of small sites, e.g. making them available for community-led housing?
5. Does your council have the skills, expertise and capacity to support CLTs and Housing Cooperatives?
6. Do you face challenges in supporting the development of CLTs and Housing Cooperatives, and if so, what are these challenges?
7. Have you received support from the Community-led Housing London Hub?
8. Do you think councils should have more of a role in supporting community-led housing, and if so, what should this role look like?
9. What support do you think i) local authorities ii) the GLA and iii) the Government should provide to Housing Cooperatives and CLTs?

Call for Evidence: Community Land Trusts and Housing Cooperatives

Questions for Housing Associations and Developers

1. What has been your experience, if any, of working in partnership with a CLT or Housing Cooperative?
2. Are there lessons from the community-led housing sector that you think could inform other kinds of housing development in London?

Questions for Policy, Advocacy, Thinktanks, or Academics

1. What are the main challenges, benefits, and opportunities for Community Land Trusts and/or Housing Cooperatives in London?
2. Do you think that CLTs and Housing Cooperatives have the potential to scale up across London?
3. What role could CLTs and Housing Cooperatives have in contributing to housing supply and affordable housing provision in London?
4. Are there lessons from the community-led housing sector that you think could inform other kinds of housing development in London?
5. Do community groups that seek to establish CLTs and Housing Cooperatives in London face barriers? If yes, what are these barriers?
6. What support do you think i) local authorities ii) the GLA and iii) the Government should provide to Housing Cooperatives and CLTs?

About the Committee

The Housing Committee examines matters relating to housing in London and takes a lead on scrutiny of the Mayor's Housing Strategy. To read more about our previous work, [please visit our website](#).

Committee Members

- Sem Moema, Chair (Labour)
- Zoe Garbett, Deputy Chairman (Green)
- Léonie Cooper (Labour)
- Shaun Bailey (Conservative)
- James Small-Edwards (Labour)
- Andrew Boff (Conservative)

Contact

Submissions	Scrutiny@london.gov.uk Please send your submissions in a Word document format (not PDF) by COP Thursday 22 August.
Further information	Ashleigh Tilley: Ashleigh.Tilley@london.gov.uk Matty Hadfield: Matty.Hadfield@london.gov.uk
Media enquiries	Joshua Hunt: Joshua.Hunt@london.gov.uk