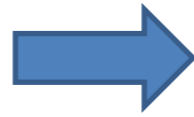


# CLTs in England & Wales

**Tom Chance**, Head of Grants and Development  
National CLT Network

# Why do we need CLTs?



# What is a CLT in England & Wales?



Section 79(2)-(5) of the Housing and Regeneration Act 2008, a “body corporate”:

- the body is established for the express purpose of furthering the social, economic and environmental interests of a local community by acquiring and managing land and other assets in order:
  - to provide a benefit to the local community, and
  - to ensure that the assets are not sold or developed except in a manner which the trust's members think benefits the local community;
- the body is established under arrangements which are expressly designed to ensure that:
  - any profits from its activities will be used to benefit the local community (otherwise than by being paid directly to members),
  - individuals who live or work in the specified area have the opportunity to become members of the trust (whether or not others can also become members), and
  - the members of the trust control it.

# E&W CLTs different to USA CLTs



- In USA, CLTs own the land and occupiers own the home.
- Not possible in England & Wales legal framework, so CLTs either rent homes or retain equity:
  - Shared Ownership
  - Shared Equity
  - Discount Market Value

# Growth since 2010



2010



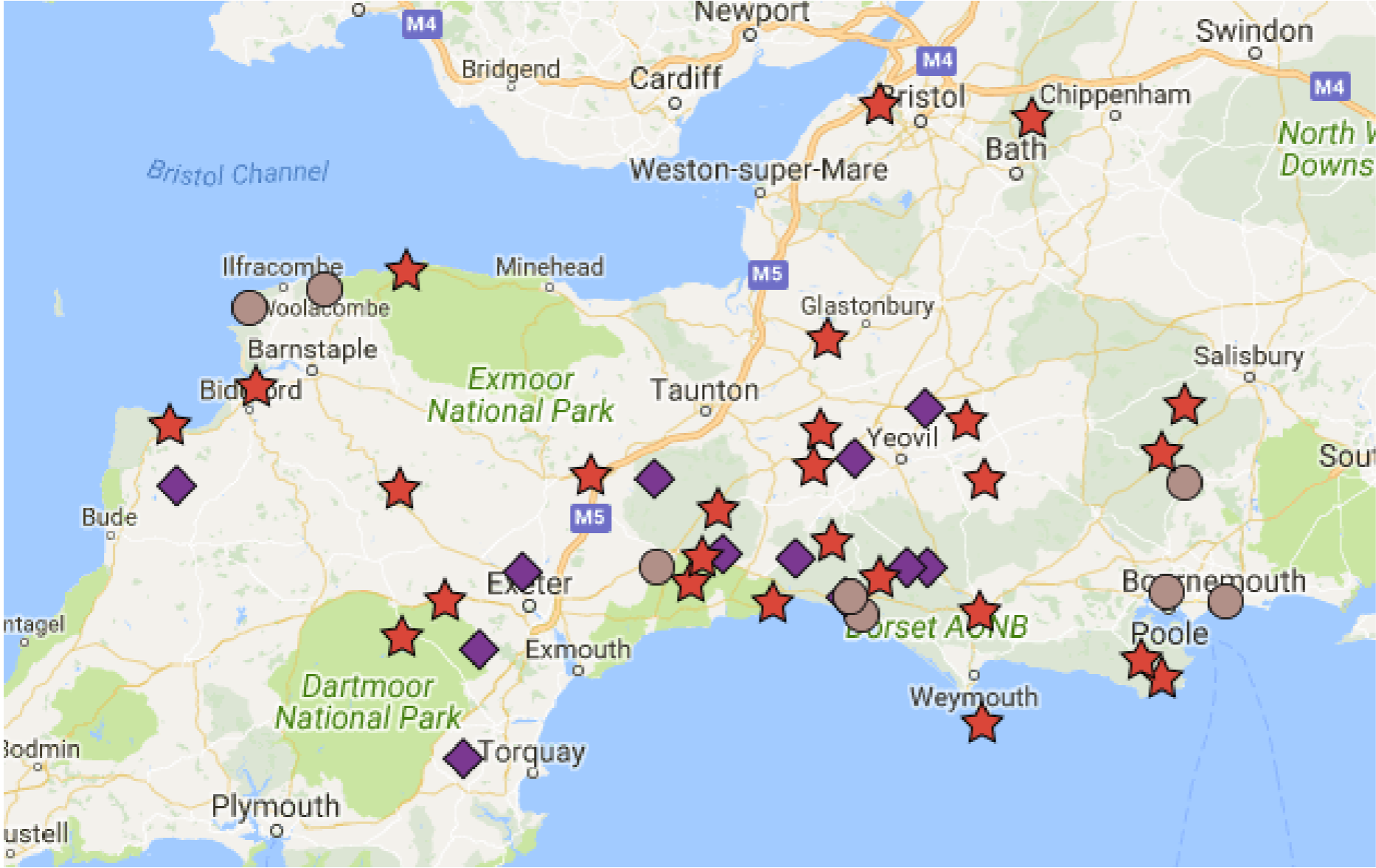
2013



2016



# Growth fastest with Enabling Hubs



# Growth supported by advocacy



- National CLT Network campaigns with and behalf of our members across England & Wales.
- Recent successes:
  - Community-led funding 2011-15
  - Community Housing Fund 2016-21
  - Exemptions from Social Rent cuts, Right to Buy
  - Growing support from local government