

## Appendix 2: What are other London Boroughs and the GLA doing?

### Lewisham

LB Lewisham are proactive in supporting various types of CLH, and two projects are currently underway. Officers engaged with the community and arranged a walking tour of Lewisham as a mapping exercise – which led to the identification of sites for potential CLH projects. There is a desire to use CLH to contribute to housing delivery alongside their own arms-length housing development.

The following analysis of a site was submitted to LB Lewisham cabinet to demonstrate how number of homes delivered and level of community control varies with different delivery methods.

	1. Outright land sale	2. Council-led housing development	3. Community-led housing development
Scale of development	c. 10 homes	c. 28 homes	c. 28 homes
Estimated tenure break down	10 private sale homes No affordable homes	c. 5 private sale homes (20%) c. 23 social rented homes (80%)	No outright homes 28 affordable homes of a range of types

	1. Outright land sale	2. Council-led housing development	3. Community-led housing development
Scale of council control/ certainty of delivery	The Council would release control at the point of sale, other than through the planning process	Maximum level of control. Lewisham Homes would lead the development in the same manner as is the case for the mainstream New Homes programme	Control may be maintained through the scope of the brief provided for the site, and through a development agreement which would be negotiated with the chosen partner. This would set required outcomes but would delegate control of delivering those to the partner.
Scope of community involvement	Only through the planning process	Some potential for residents to be involved in design and final fit out, but construction would be led by a standard main contractor	Maximum level of involvement. The lead partner would organise residents to submit their ideas in response to the brief in the first instance, and then to decide how best to deliver the Council's requirements for the site. This route also enables the maximum scope for residents to be involved in the development process.

### **Redbridge**

LB Redbridge have committed to deliver 250 Community Land Trust homes. Their housing company will deliver this as part of their affordable mix, in place of shared-ownership or intermediate homes. The council will only undertake CLT homes where it is financially viable. The council will work with communities to develop the design brief, and determine the level of community engagement.

### **Waltham Forest**

LB Waltham Forest are supporting CLH through capacity-building grants of up to £3,000 for formally constituting a group, training or help with developing business cases. They are currently considering various ways of creating opportunities for CLH.

### **Tower Hamlets**

LB Tower Hamlets have set up The Self-Build Forum, which is a meeting between self-build applicants on the register, and Council officers. The Lead Cabinet Members responsible for housing and strategic development also attend. They intend to make small infill sites available to community-led self-build groups through the GLA's Small Sites Small Builders programme, whilst developing larger sites themselves.

### **GLA - Small Sites Small Builders Programme<sup>1</sup>**

The GLA offers a service to public landowners to help identify and bring forward small sites, whilst retaining control over the type of housing output. There is a standardised selection process, with standard contracts for easy comparison and minimal negotiation with small builders. There was a successful pilot project this year with 10 TfL sites, two of which were exclusively available to CLT applicants.

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<sup>1</sup> <https://www.london.gov.uk/what-we-do/housing-and-land/land-and-development/small-sites/support-public-landowners>