



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

JAMES PALMER
CAMBRIDGESHIRE &
PETERBOROUGH MAYOR

Agenda Item No: 5.1

Community Land Trust Business Case

To:	Cambridgeshire and Peterborough Combined Authority Board
Meeting Date:	27 January 2021
Public report:	Yes
Lead Member:	Councillor Chris Boden, Lead Member for Housing
From:	Roger Thompson, Director of Housing and Development
Key decision:	No
Forward Plan ref:	n/a
Recommendations:	The Combined Authority Board is recommended to: Approve the Community Land Trust Business Case at Appendix 1 of the report.
Voting arrangements:	A simple majority of all Members present and voting

1. Purpose

- 1.1 The Housing Strategy (September 2018) recognises that there is a need to deliver genuinely affordable housing across the Combined Authority Area. It further recognises that there is a gap in the market that provides for those who do not qualify for traditional affordable housing and open market housing is out of reach.
- 1.2 Community Land Trusts (CLTs) are referenced as a mechanism that could enable the Combined Authority to make a contribution to meet our housing objectives and respond to demand for cheaper housing for local people. CLTs are referenced as a means not only to deliver genuinely affordable housing, but also as vehicles to potentially utilise the mechanism of land value capture.
- 1.3 In order to support the 'scaling up' of community-led housing across Cambridgeshire and Peterborough the Combined Authority will make two key interventions. Firstly, the provision of start-up grants, which will be made available for emerging community-led housing groups which will facilitate the creations of more Community Land Trusts. Secondly, the Combined Authority will provide technical and enabling support to community-led housing groups to ensure that these groups are empowered and supported to develop successful projects. Further detail is provided in the Business Case at Appendix 1.
- 1.4 These proposals were considered by the Housing and Communities Committee on 11 January 2021. Following discussion, the Committee decided unanimously to recommend the proposals to the Combined Authority Board for approval, subject to the changes set out at paragraph 2.1 below.
- 1.5 The report to the Committee can be viewed via the link below:

[Housing and Communities Committee 11 January 2021 - Item 2.1 refers](#)

2. Considerations

- 2.1 The Housing and Communities Committee requested specific changes to be made to the business case. These changes relate to the evaluation, a requirement for the affordable housing provision to meet the requirement of each local planning authority and a requirement to engage the local planning authority early in the process. These changes have been reflected in the business case at Appendix 1 (tracked for ease of reference).

3. Appendices

- 3.1 Appendix 1: Community Land Trust Business Case

4. Background Papers

- 4.1 [Housing Strategy \(September 2018\)](#)