



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

JAMES PALMER
CAMBRIDGESHIRE &
PETERBOROUGH MAYOR

Agenda Item No: 2.1

Community Land Trust Business Case

To:	Housing and Communities Committee
Meeting Date:	11 January 2021
Public report:	Yes
Lead Member:	Councillor Chris Boden Lead Member for Housing and Chair of Housing and Communities Committee
From:	Emily Mulvaney, Community Housing Manager
Key decision:	No
Forward Plan ref:	N/A
Recommendations:	<p>The Housing and Communities Committee is asked to:</p> <p>a) Recommend the Combined Authority Board approve the Community Land Trust Business Case at Appendix 1 of the report.</p>
Voting arrangements:	A simple majority of all Members

1. Purpose

- 1.1 To consider and recommend the Community Land Trust Business Case to the Combined Authority Board.

2. Background

- 2.1 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.
- 2.2 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.
- 2.3 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.
- 2.4 Further detail is provided in the Business Case at Appendix 1.

Significant Implications

3. Financial Implications

- 3.1 The cost of delivering the Community Land Trust project and the £100K Homes project is estimated to be in the region of £100,000 per annum. This cost is subject to the approval of the Medium-Term Financial Plan at Combined Authority Board in January 2021, which includes £100,000 for Community Land Trust and £100K Homes projects, and to the further approval of the CLT Business Case at Combined Authority Board.
- 3.2 The estimated cost includes providing technical support to community-led housing groups, branding & promotional materials, and a start-up grant fund of £5000 per group available to emerging community-led housing groups. The cost is notionally broken down as follows:
 - £40,000 to be allocated as start-up grant awards to emerging community-led housing groups
 - £30,000 to be allocated to Community Land Trust project costs
 - £30,000 to be allocated to £100K Homes project costs
- 3.3 This project is still in its early stages and will continue to assess whether further interventions are required. Such expenditure will be subject to the relevant approvals that arise at the time of need.

4. Legal Implications

- 4.1 The recommendation accords with CPCA's powers under Part 4 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251).

5. Other Significant Implications

- 5.1 None identified.

6. Appendices

- 6.1 Appendix 1 – Community Land Trust Business Case

7. Background Papers

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