

# Community Land Trust

## MANAGEMENT

Managed by the local community. A democratic and accountable board elected by CLT members. Members decide the direction of the CLT for future projects.

## PLANNING

Development planning revolves around the community's need for housing, including size, tenure, quantity and quality of the development.

## SUSTAINABILITY

No profit margins. Can provide renewable energy sources and use ecological methods, many reaching codes 4/5 as a minimum. Developments focussed on long term impact of housing, eg fuel poverty

## PROFIT

Non profit organisation. CLT members decide how any proceeds are reinvested into the community for the benefit of the local area. Such projects can enhance the quality of life of the community.

## LAND

Can purchase exception sites for a small cost, which must be developed into affordable housing. The CLT then own the land in perpetuity on behalf of the community. This enables housing to permanently remain affordable for future purchasers.

## COMMUNITY

Will lead projects beneficial to the local area as suggested by the local community and CLT members. Projects defined by the community's wishes rather than local authorities recommendations.

## INCLUSION

Exception sites are located within development boundaries of existing settlements. Enables greater permeation and inclusion of community.

# Developer

## MANAGEMENT

Managed by privately owned company directors and business owners.

## PLANNING

Influenced by community need. Highly driven by profit margins, which then influences size, tenure, quantity and quality of the development

## SUSTAINABILITY

Most newbuild developments conform to sustainability code 3 which is the minimum building regulation level. This does not include renewable energy sources or sustainable building methods.

## PROFIT

Profit making enterprises. Any profit goes into the company and on to further developments and away from the community.

## LAND

Unlikely to purchase exception sites. Purchasing more expensive allocated development land results in much higher property prices. House prices will then continue to rise in line with inflation.

## COMMUNITY

Will provide funding and amenities for communities through 106 agreements with local authorities.

## INCLUSION

Development land commonly found on the outskirts of settlement boundaries creating a more sparse and excluded community