



National CLT Network  
7-14 Great Dover Street  
London  
SE1 4YR

Cllr Lib Peck  
Leader, Lambeth Council

26<sup>th</sup> February 2018

Dear Cllr Lib Peck,

I am writing in support of Brixton Green continuing to play a key role in a community-led development on the Somerleyton Road site.

Brixton Green is one of our most exciting members, developing one of the largest Community Land Trust (CLT) schemes amongst the 229 CLTs in the UK with an innovative model achieving 50% affordable homes.

I understand that the Lambeth Council cabinet will soon make a decision on the approach to developing the Somerleyton Road site. This might involve Brixton Green delivering a CLT, as originally conceived, or becoming a community stakeholder on a body that oversees a development led by Homes for Lambeth.

It would be a great shame if the cabinet were to go for the second approach, which would not constitute a community-led housing development or a community land trust.

The draft London Housing Strategy includes a definition of community-led housing. It requires that “the community is integrally involved in key decisions” and takes “a long term formal role in the ownership, stewardship or management of the homes”. A more recent version of the definition, which we understand that both the Greater London Authority (GLA) and Homes England are minded to adopt, requires that “community consent occurs throughout the development process” and that the long term role should be “in a manner of [the community’s] choosing”.

The community in this case have chosen to take ownership of the land on a long lease, and to lead the development process themselves. This is supported by their 1,300 plus local members.

I understand that Brixton Green has identified the need for grant funding to make the affordable homes viable and that further work on the build costs suggests this need is smaller than previously estimated. The resulting grant rate per unit should be well within the range expected by the GLA to be funded either through its existing affordable housing and innovation programmes, or anything it puts in place with Community Housing Fund money. There is also the option of using your Right to Buy receipts in this case.

As Councillor Tony Newman wrote in the recent Co-operative Councils Innovation Network’s report on community-led housing, “all forms of delivery are going to be needed if we are to meet the challenge of increasing housing supply, and community-led housing can help”. By working with Brixton Green to deliver a genuine community-led scheme on Somerleyton Road, Lambeth Council will be at the forefront of a movement that is attracting the support of fellow councils, Mayors, Ministers and the media.

I hope you will do what you can to ensure that Brixton Green’s vision is realised.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'C Harrington', written over a light blue horizontal line.

Catherine Harrington  
**Director**  
**National CLT Network**

CC: Cllr Paul McGlone, Deputy Leader, Lambeth Council