Matthew Pennycook MP

Minister of State for Housing

Department of Levelling Up, Housing and Communities

2 Marsham Street, London, SW1P 4DF

Dear minister,

I am writing to you on behalf of <CLT name> to urge the Government to support community led housing.

I am pleased to hear that you recognise the wide range of benefits that community led housing delivers, and that its small size relative to the rest of Europe represents a significant loss of housing supply.

I urge you to consider the proposals made by the Community Land Trust Network around three themes:

1. Use planning reforms to de-risk proposals that come from local community organisations, with demonstrable local support. This would include reforming:
   1. The community-led exception site NPPF policy to apply within settlements;
   2. The small sites NPPFpolicy to allocate more small sites, and parcels of large sites, for community-led development; and
   3. The definition of affordable homes for rent in the NPPF to enable appropriate providers other than registered providers.
   4. The information requirements and burden put on applicants, through the Planning and Infrastructure Bill, to reduce the cost, complexity and uncertainty of planning applications for SMEs and community-led developers.
2. Improve access to finance through the autumn statement, particularly pre-development finance to secure land and planning permissions. This might include:
   1. Allocating revenue funding to re-open the highly successful Community Housing Fund, including project pre-development grants, and grants to regional enablers.
   2. Integrating the Community Housing Fund into the next Affordable Homes Programme, to ensure a route for new supply into the programme.
   3. Allocating investment capital or an endowment, such as releasing the previously pledged £20m for community-led housing and backing the CLT Network’s new rural social housing fund.
3. Introduce regulatory reforms to:
   1. Stamp out the abuse of leasehold and reform commonhold, but ensure CLT homes are protected from these.
   2. Review the approach to regulating micro-sized providers of social housing to consider a more proportionate approach, such as a code of conduct backed by the ombudsman.

I look forward to your reply.

Your sincerely,

<MP’s name>