Jayne Bryant MS

Cabinet Secretary for Housing and Local Government

Cathays Park

Cardiff, CF10 3NQ

Dear minister,

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

I am pleased that the Welsh Government has long recognised the wide range of benefits that community led housing delivers. Its small size in Wales 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. Building on the mention of community-led housing in Planning Policy Wales to clarify, in Technical Advice Note 2, that community-led housing providers can qualify as ‘appropriate providers’ of social housing.
   2. Adapting the Community Led Exception Site policy in the English system for Wales, providing a means by which community groups can access more site opportunities and reduce the planning risk for proposals that meet local needs, are led by local people and have demonstrable local support.
   3. Expanding on this to enable sites to be allocated, in Local Development Plans and elsewhere, for community led development and community led housing. This would ensure communities become partners in significant development and regeneration schemes, and would be able to own some assets that are developed.
   4. Review policies for small sites and large sites to encourage the allocation and release of more small sites, and parcels of large sites, suitable for community-led development; and
   5. Explore how the cost, complexity of information requirements, and uncertainty of the planning system could be reduced for SMEs and community-led developers.
2. Improve access to finance, both pre-development finance to secure land and planning permissions, and capital finance for land affordable housing. This might include:
   1. Committing to continue funding Cwmpas’ Communities Creating Homes programme, co-funded by the Welsh Government and the Nationwide Foundation, to support CLH projects across the country.
   2. Ensuring community led housing groups can access Social Housing Grant, the Land and Buildings Development Fund and any other relevant funds.
   3. Investing in equity or loan funds for community-led housing in Wales, equivalent to e.g. HM Treasury’s investment in Resonance’s Community Developers Fund for England.
3. Introduce regulatory reforms to:
   1. Further stamp out the abuse of leasehold and reform commonhold, but ensure CLT homes are protected from these, and clarifying the legal status of CLTs and their protections in Wales.
   2. Review the approach to social housing regulation to ensure that community led groups, which are not currently able to register as Registered Social Landlords, are brought into a proportionate regulatory framework that opens access to (for example) social housing grant.

I look forward to your reply.

Your sincerely,

<MP’s name>