

MAYOR OF LONDON

Sem Moema AM

Chair of the London Assembly Housing Committee
C/o Matty.Hadfield@london.gov.uk

Our ref: MGLA040425-3497

Date: 13 August 2025

Dear Sem,

Thank you for the London Assembly Housing Committee's report on expanding Cooperative Housing and Community Land Trusts in London. I welcome the Committee's insight and support in ensuring cooperative housing and community land trusts help to deliver housing that meets the needs of, and is shaped by, London's diverse communities.

Since 2019, my Community Housing Fund has awarded funding to progress the development of 200 homes, of which 117 have started and 93 have been completed. I am proud that community-led housing projects delivered in the capital represent a wide cross-section of communities and aspirations, showcasing a diverse and progressive London. These schemes include LGBTQI+ affirmative retirement living, cohousing communities for young people in housing need, London's biggest sustainable self-build project, and homes with housing costs linked to incomes delivered by the housing arm of a UK-wide citizen advocacy and organising alliance.

I have responded to your recommendations in the Annex below.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Sadiq Khan', with a small '2' written below the name.

Sir Sadiq Khan

Mayor of London

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Annex

Mayor of London's response to the recommendations of the London Assembly Housing Committee's investigation on cooperative housing & community land trusts in London – April 2025

Recommendation 1

The GLA's Housing and Land directorate should compile and publish a register of housing cooperatives and community land trusts allocated funding through the Community Housing Fund. The register should specify the amount and type of funding allocated to each group and the number of homes to be delivered. The register should be published by the end of 2025 and updated regularly as new allocations are made.

The Mayor is determined that the Greater London Authority (GLA) leads the way in openness and transparency. That is why grant funding allocations made under the Community Housing Fund are available to view on the [London Community Housing Fund webpage](#). This data is also published under the GLA's [Decisions](#) or [Delegated Approvals Log](#), as appropriate.

Recommendation 2

In the government's upcoming spending review, the Ministry of Housing, Communities and Local Government (MHCLG) should engage with the GLA to identify new funds for housing cooperatives and community land trusts to deliver housing schemes in London.

The objective should be to renew the Community Housing Fund for the 2025-2030 period, and additional revenue funding for the Affordable Homes Programme. This would provide support for housing cooperatives and community land trusts at earlier, pre-development stages. It is important that this funding is additional and not at the expense of capital funding for other housing projects.

The government/GLA should set new targets for the delivery of homes using the additional funds, with a set number of homes to be started within the funding period.

In London, the Mayor has established a route for community-led housing (CLH) groups that meet the eligibility criteria to access funding under the Affordable Homes Programme (AHP). Additionally, CLH London is developing legacy plans to continue its work in the sector, and the Mayor's Small Sites Small Builders (SSSB) continues to support public sector organisations, including the wider GLA group, to identify and bring sites to the market for development by small builders.

The Mayor engaged closely with the Government ahead of the spending review. In March, the Government announced a [£20m package for community groups across England](#) to support the construction of 2,500 homes in the next decade. The Ministry of Housing, Communities and Local Government (MHCLG) is exploring how best to support the CLH sector to develop homes, and officers are supporting these discussions.

Recommendation 3

The Mayor should identify and provide additional revenue funding to the London Community Led-Housing Hub to enable it to continue to provide support to housing cooperatives and community land trusts. The funding should be provided as soon as possible, but by no later than the start of the 2026-27 financial year, with the proposed amount to be set in the GLA's budget for that year.

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The Mayor is proud of the work delivered by CLH London, the “hub”. The Mayor’s team established the hub, which has been hosted by CDS Co-operatives, a small Registered Provider that supports the development of housing co-ops, since 2019. From the outset, all parties have worked towards the shared objective of making the hub self-sustaining in the long term.

The Mayor’s Community Housing Fund will support the hub’s activity until the end of Q1 2024/25, but the hub’s work will continue thereafter. The Mayor’s team has been working with the hub on transition planning and has supported its legacy work. The hub’s host, CDS co-operatives, remains committed to investing surpluses into tools and infrastructure to make CLH a mainstream solution, enabling more homes to be built faster and more easily.¹

Recommendation 4

The Mayor should direct the further release of GLA Group land for housing cooperatives and community land trusts through the Mayor’s Small Sites Small Builders programme. Continued effort in this area should identify new sites every year for the remainder of the Mayor’s current term of office, with realistic targets for site and unit numbers to be defined by the GLA’s Housing and Land directorate.

The directorate should also review the programme to ensure that housing cooperatives and community land trusts can benefit from it and any barriers to their participation removed, as far as possible. We expect this review to conclude, with new targets set and some potential new sites identified by the end of 2025-26.

The Mayor’s SSSB programme continues to support public sector organisations, including the wider GLA group, to identify and bring sites to the market for development by small builders. To date the SSSB programme has supported eleven site disposals that were allocated by the landowner for CLH or self- and custom-build.

Additionally, through the 2022-25 SSSB programme, the Mayor’s team has reviewed best practice, and four projects were awarded funding to create replicable models for delivering CLH. The Mayor’s team will be convening landowners and small builders to support adoption of best practice approaches throughout London to realise greater potential on small sites. Further sites are expected to be made available for acquisition by CLH groups as a direct result of funding awarded by the SSSB programme, and activities are currently underway to de-risk these sites.

Recommendation 5

The Mayor should work with housing cooperatives and community land trusts to acquire new homes under the Affordable Homes Programme.

Housing co-operatives and community land trusts can bid for an AHP grant. They must be a Registered Provider of Social Housing, use the grant to provide affordable homes and qualify as an investment partner. The Mayor’s AHP can support acquisitions of homes, but the GLA is limited in the number of acquisitions that it can support through the programme, both by its agreement with MHCLG and by the need to develop new affordable housing to meet housing need.

Housing co-operatives and community land trusts can also use the programme to develop new homes. For example, in 2024, the Phoenix Community Housing Association was awarded funding under the CLH AHP route to deliver 36 new, community-led homes. The project will deliver 11 Shared Ownership homes and 25 homes for Social Rent.

¹ [About | CDS CO-OPERATIVES](#)

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Recommendation 6

The Mayor should direct GLA Group organisations to bring forward more opportunities for housing cooperatives and community land trusts to gain homes as part of wider developments on land they own. Continued effort in this area should identify new opportunities every year for the remainder of the Mayor's current term of office, with all proposed developments subject to an assessment about whether they present a viable opportunity for allocations to housing cooperatives and community land trusts. We expect the GLA's Housing and Land directorate to be able to demonstrate that opportunities are being considered for new allocations, and that potential sites have been identified, by the end of 2025-26.

Housing on GLA Group land is brought forward by an appointed development partner, which is responsible for the construction and sale of new homes. When selecting a development partner for a site, officers undertake a competitive process to make sure that a proposed development scheme is deliverable while also contributing to a number of the Mayor's priorities for London. Most surplus GLA Group land is already under contract with a developer, but there are several sites where opportunities for CLH were previously identified. For example, at St Ann's, officers are currently working with the appointed developer and a local community land trust to deliver c.60 community-led homes as part of the wider redevelopment of the site. Officers are also working closely with London Community Land Trust to bring forward new, affordable homes on GLA Group land at Cable Street.

Recommendation 7

Through the London Community-Led Housing Hub, the GLA's Housing and Land directorate should work with partners to develop a strategy by the end of 2025-26. This will aim to increase the number of housing cooperatives and community land trusts run by and for groups underrepresented in the sector, for example Black and Global Majority Londoners. It should include supporting a peer-to-peer network to allow for best practice and problem solving to be shared across the sector.

Where groups and individuals benefit from public subsidy, it is an important part of the public sector's equalities duties to understand whether and how people with different protected characteristics access the aid given.

Contributors to your report raised the view that there is a perception that working-class Londoners and Black and Global Majority Londoners face particular barriers to accessing the benefits of CLH. More work is required within the CLH sector to understand better how different groups are able to access these types of homes.

Recommendation 8

The GLA's Housing and Land directorate should require housing cooperatives and community land trusts that receive financial support or land from the GLA to record in a standard way the demographics of residents (both tenants and/or owners) and the members of their organisation. The aim is to ensure that residents and the people managing and organising schemes reflect the demographics of the local area. Information related specifically to ethnicity and income should be recorded. This system should be in place by the end of 2025-26.

Having good information about the profile and needs of residents is an essential part of being a good housing provider. Public bodies, such as the GLA, that support the delivery of housing via grant or land, draw on a range of data to develop strategies and meet their equalities duties. The GLA has published two research notes on this topic in recent years: *Housing Research Note 8*:

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Housing and race equality in London and *Who moves into social housing in London?*. Both are accessible on the Mayor's London Datastore.

The GLA's investment partners must be registered providers, which means that they must meet the Regulator of Social Housing's standards on Transparency, Influence and Accountability. This includes understanding the diverse needs of tenants, including those arising from protected characteristics such as ethnicity. This is explained in detail in Section 31 of the Regulator's [Code of Practice](#).

The Regulator's Rent Standard also applies to registered providers, which ensures the affordability of homes provided. The Mayor's London Plan and AHP contain further measures to ensure that affordable housing is prioritised in relation to income.

Some housing co-operatives have emerged specifically to help minority or under-represented communities meet their own housing needs. While it is important to ensure that all of London's communities are able to access public support for CLH, it may not always be the case that the membership of co-operatives or community land trusts is representative of the ward or borough. Unrepresentativeness relative to borough averages could indeed be appropriate where particular housing needs exist at a hyper-local level or across a geographically dispersed community.

All investment partners accessing the AHP are required to satisfy the Mayor's equality, diversity and inclusion funding conditions. One of the minimum standards is for partners to collect and monitor workforce data to benchmark the diversity of their workforce against the London benchmark.