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Dear London Plan consultation team please consider the below in regard to section on Housing. Thankyou.

London's first **community land trust** provides permanently affordable homes at prices **linked** to local wages.

londonclt.org

This model I am pleased has been adopted by the mayors living rent scheme .

I believe that civil society should be acknowledged by the mayor , politicians and public sector Housing staff officers , who use these ideas and then put them into action and policy and the general public are not aware of the background to these forumulas.

No-one should have absolute control over land, only particular rights over use, and these should be controlled by the community through planning regulations. A clear framework is needed which puts a priority on the natural environment, encouraging sustainable use and discouraging unsustainable exploitation. The tax would be payable on annual value of land, not buildings, development or minerals. It would be levied locally and based on current permitted use, so if use is limited because of amenity or habitat value, then tax would be reduced.

Unearned benefits should be shared with the community and this can be done through Land Value Taxation, which should not be on top of other revenue raising measures but replace some of them.

Some of the many advantages of this system are: benefits for the majority, rather than a minority; offers incentives towards good stewardship; reduces corporate ownership; contributes to a decentralised, sustainable society; eliminates speculation and stabilises

prices; more and cheaper land would become available, offering opportunities for community initiatives such as housing trusts, worker co-operatives, community supported agriculture schemes and other small scale enterprise.

Building new co-operative and community-led homes

There is no legal framework for co-operative tenure – this should be high priority to resolve. Right of occupation should be able to stem from membership of a co-operative

Principle for public land disposal - there should be a requirement to consider social outcomes beyond simply getting the highest bid at any cost

Community-led and co-operative housing should receive favourable tax treatment – housing associations already get this if they are registered as charities There should be a clear understanding between co-operative and community-led housing – many projects include elements of both but not all Communities should have the “Right to Designate” so that land is specified in planning frameworks as being for community-led or co-operative housing Tackling exploitative private rental markets

The private rented sector is growing – not because people choose to be private renters for the most part, but because there is a lack of social housing for the lowest income and a lack of affordable homes to buy meaning young people are priced out of homeownership. Issues include: ½ of private rented homes are non-decent Lack of proper oversight HMOs are licensed but the scope is limited Lack of knowledge of the sector in local authorities 6-12 contracts are the norm creating significant insecurity

The ease of eviction Lack of affordability, and the difficulties in measuring this Rents are increasing – ½ of London’s private renters struggle to pay their rent and personal savings levels are decreasing Within lower income private renters, the housing benefit cap is exacerbating the problem

There is an imbalance of power between the tenant and the landlord There is no silver bullet and the solution should include increasing the supply, better enforcement and stronger regulation of the sector – as well as empowering communities through community-led housing. Bring in mandatory licensing for all landlords, administered by local authorities but properly funded by central government.

There should be minimum standards set by a national private rented sector regulator so that all homes are expected to be at a minimum standard, and this should be checked regularly (annually or at least on every change in tenant) proactively, rather than relying on tenants to make a complaint. This would professionalise the sector, giving power back to tenants and providing a clear right to redress if homes are substandard. There would be better oversight and enforcement, and would enable future legislation or regulation of the sector.

End section 21 no fault evictions and improve security of tenure through ending assured shorthold tenancies and bringing in a more secure alternative Affordability and rent control – rents should be linked to local incomes and local authorities should have a key role in deciding what a fair local rent is.

Lessons should be drawn from the German system where tenancies are long term and rent increases are limited by consumer price index increases.

End letting fees. Give private renters the same right to redress as other consumers and support the creation of renters' unions. Private developers and land

A land value tax should be brought in. This would also be a tool for regional growth Rules on the green belt should be reviewed so that areas served by existing transport infrastructure have the rules relaxed to permit development A "use it or lose it" approach to landbanking by developers should be developed which taxes land which has planning permission but isn't developed within a particular period Social housing – council and housing associations Existing social housing, if part of a regeneration programme, should be replaced by equal or greater levels of social housing and a continued commitment to local lettings

Right to Buy should end – and until it does, the government should ensure CLTs are exempt

The Bedroom Tax should be abolished The governance for Right to Manage should be strengthened to avoid the situation as in Kensington and Chelsea where the local authority failed to listen to Grenfell residents, and the right should be extended to residents of housing associations. All must have meaningful mandatory ballots. Including for sub-contracted work decisions for mayor work and health and safety should be regular audited after contracts have been procured.

Land Value Taxation

I propose the London mayor should lobby government to replace business rates and stamp duty with a land value tax, applicable to all land apart from property with an occupied primary residence on it.

Land in London should not be Land banked and the mayor should allow this. Speculative planning applications should not be encouraged and the mayors Housing SPG should be amended to make that clear to developers.

Cable street site in east London and the Bishopsgate goodsyard site should be earmarked for community lead housing and the previous plans should be honoured for the bishopsgate goodsyard site.

Public land owned by the mayor, network rail and TfL should be considered for community lead housing in forms of community land trusts and Co-operative Housing models.

The heritage of conservation sites should not be allowed to be unlawfully breached by over development of commercial property developers, which put forward plans to block light and not provide adequate section 106, nor often the 50% affordable housing.

COMMUNITY LEAD HOUSING

Community-led housing is about local people playing a leading and lasting role in solving housing problems, creating genuinely affordable homes and strong communities in ways that are difficult to achieve through mainstream housing.

It is a broad movement encompassing a range of approaches, including Community Land Trusts (CLTs), Cooperatives, Cohousing, self-help housing and group self-build, and can involve new build, regeneration or the use of existing buildings.

Community-led housing is providing hope to people in housing need.

The Community-led housing sector bodies have agreed a definition of Community-Led Housing that is based on core principles:

1. A requirement that meaningful community engagement and consent occurs throughout the process.
2. The community does not necessarily have to initiate and manage the development process, or build the homes themselves, though some may do.
3. The local community group or organisation owns, manages or stewards the homes and in a manner of their choosing.
4. A requirement that the benefits of the scheme to the local area and/or specified community group are clearly defined and legally protected in perpetuity e.g. through an asset lock.

Community-led housing has many benefits: it provides additional supply that would not be available through the mainstream; mobilises popular support for new homes; helps diversify the house building industry; provides choice for older people needing age appropriate housing and helps people afford to buy their own home.

We believe in this people-powered movement and what it can achieve. And we are working closely with other organisations, to raise public awareness, support groups to deliver and create better conditions for the sector to grow.

The community lead housing group works throughout the process alongside our professional team which consists of the practice or group of practices and individuals that will formulate the development proposals and help to manage and deliver the project. Often it will be led by an architectural practice. However, it can also include other professionals, such as engineers and quantity surveyors.

Best wishes

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