



Matthew Pennycook MP
Minister of State for Housing, Communities and Local Government
By Email

14 October 2024

Dear Matthew,

I am writing to you on behalf of local CLT groups in my constituency 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:
 - a. The community-led exception site NPPF policy to apply within settlements;
 - b. The small sites NPPF policy to allocate more small sites, and parcels of large sites, for community-led development; and
 - c. The definition of affordable homes for rent in the NPPF to enable appropriate providers other than registered providers.
 - d. 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:
 - a. Allocating revenue funding to re-open the highly successful Community Housing Fund, including project pre-development grants, and grants to regional enablers.
 - b. Integrating the Community Housing Fund into the next Affordable Homes Programme, to ensure a route for new supply into the programme.
 - c. 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:
 - a. Stamp out the abuse of leasehold and reform commonhold, but ensure CLT homes are protected from these.
 - b. 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.



Ellie Chowns MP
Member of Parliament for North Herefordshire
House of Commons, London SW1A 0AA

I look forward to your reply.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'E Chowns'.

Ellie Chowns MP, North Herefordshire.