UK Cohousing NETWORK

COMMUNITY LAND TRUST NETWORK

Creating New Towns: By the People, for the People

How government can put people at the heart of new towns with community led housing




Community Land Trust
Housing Co-operative
Community Enterprise


Community Energy
Cohousing Scheme





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1. Executive summary

The government has established the New Towns Taskforce, an independent expert advisory panel to support its delivery of the next generation of new towns. This aims to create new and expanded places and thereby boost economic growth and the supply of new homes – spreading opportunity and supporting strong communities. On 13 February 2025, the Taskforce published an update outlining lessons from previous initiatives and establishing principles for future success[1].

‘the heart of a town lies in its people’

Is the motto of the first post-war new towns, and was specifically quoted by the New Towns Taskforce.

So, **how do we fulfil such a motto?** We propose that many of those people moving to New Towns should be thought of as **clients commissioning their homes and community assets.** They should be considered the **codesigners of future phases of development**, not just consumers of speculative housing and, at best, consultees after most of the key decisions have been made. Therefore, we argue, that New towns will be better if at every opportunity, future residents are recognised as **codesigners, owners, managers and stewards** of homes and community assets in the process of creating new settlements.

These roles, so central to community led housing, should be implicit in the principles of the taskforce. If there were a healthy and diverse housing market in the UK then community led housing, self and custom built homes, and homes built by SMEs would be a major part of the new towns programme, and community stewardship of places would be the norm. But these models, normal elsewhere in Europe, are all chronically underrepresented in a system that has become increasingly hard-wired in favour of one particular model of limited appeal. So if the government accepts that the housing system is broken, and if - as the Housing Minister has indicated - it supports community led housing taking a greater role, then it needs to be explicit and bold about defining how community led housing will be at the heart of New Towns.

Community Land Trust Network, UK Cohousing Network and Nationwide Foundation, have brought together a cross-section of the private, public and community sectors (listed at the end of this report) to ask: how can community led housing help the government achieve its aims with new towns? What is the appropriate scale of ambition? Why should this be part of the vision for a new town? How can it be implemented through a long process from the new towns prospectus, through site allocation, planning, design, development, handover and long-term stewardship?

[1] https://www.gov.uk/government/publications/building-new-towns-for-the-future/building-new-towns-for-the-future

The status quo is not going to be sufficient. Part of our reason for seeking formal recognition of community led housing in new developments is to avoid the risk of having a substantial gap between aspirations and delivery often seen as commitments to social and community infrastructure reneiged upon. In addition, the expansion of community led housing helps mitigate factors in new developments that can impact on sustainable affordable homes and community wealth over time.

Our vision for new towns is that they become thriving and successful communities as the values and practices of community led development are infused throughout their design, development and long-term stewardship. One or more community stewardship bodies working with development partners to bring forward a range of community needs, including community led housing, is not a 'nice to have' add-on, but the foundational element of a successful place.

The scale of our ambition is therefore that:

- Every new town should include one or more community led stewardship bodies that own significant assets, and that play a leading role as a strategic partner in phases of development and the community's role in each.

- Every phase of development in every new town, including part of the affordable housing tenure mix, should include **a variety of** community led homes and self and custom built homes as part of a balanced housing offer that also enhances social infrastructure, starting at 10% and aiming to reach at least 40% to match international comparators over the coming decades, and in response to the growth of financial, policy and expertise to support the **ongoing** expansion of community led housing.

Part of our reason for seeking formal recognition of community led housing in new developments is to **avoid the risk of having a substantial gap between aspirations and delivery**



We therefore recommend that the New Towns Taskforce should, in its final report to MHCLG ministers, explicitly recognise community led housing, and community led development and stewardship generally, as an essential feature of successful new towns. It should further recommend that:

- MHCLG convenes a panel of community led housing sector experts to work with local leaders and key delivery partners for each identified new town to incorporate community led development into the vision and delivery plans.
- MHCLG sets clear and binding requirements in the planning system for the provision of a diverse range of housing types, including self and custom build and community led housing, in every phase of development in new towns.
- Any public enabling bodies, such as Homes England or development corporations, have an explicit brief to deliver on this planning requirement through the exercise of planning powers and site assembly, disposal and procurement.
- Land acquisition and disposal mechanisms, contracts and s106 agreements embed requirements for community stewardship of land and assets including housing, with endowments and charges to make them financially sustainable.
- A professional development and learning programme is established for private, public and community sector leaders to support the delivery of community led housing at a much greater scale than has been the case in recent years.
- MHCLG commits to a wider package of policies in its 10 year housing plan to expand the number and capacity of community led housing intermediaries enabling local communities and future residents to implement new housing supply across all new towns.



2. Fixing the market with new towns

Successive governments have recognised the need to fix significant flaws in the housing market, including the need to diversify housebuilding and improve stewardship.

The UK's housebuilding market is highly concentrated in comparison to other OECD countries. For example, eight companies develop over 40 per cent all new housing in the UK[2], equivalent to the largest 100 developers in other similar housing markets[3]. SMEs deliver only 10% of new builds down from nearly 40% in the late 1980s. Whereas in most European countries self-commissioned housing contributes 4 in 10 new homes, in the UK it's only 1 in 10[4]. There is evidence that this increasing market concentration reduces overall levels of supply[5,6], that the lack of diversity of housing products for consumers slows supply[7], and that a lack of SMEs - which start 79% of construction apprenticeships[8] - makes it harder to build a skilled workforce.

Large-scale development has also been associated with failures in good placemaking and long-term stewardship. The Competition and Markets Authority was scathing in its critique of private management companies that now steward and manage amenities in 80% of new developments[9].

New towns could catalyse positive change to avoid these failures if ministers and policymakers directly and deliberately diversify the markets that design, build out and steward new towns. If this is not an explicit direction then, as the Bacon Review observed, new towns will follow the pattern of a system 'increasingly hard-wired in favour of one particular model of limited appeal'[10].

[2] Archer and Cole (2021) https://link.springer.com/article/10.1007/s10901-021-09822-3

[3] Housing Industry Association (Australia) (2024) https://hia.com.au/our-industry/newsroom/economic-research-and-forecasting/2023/09/hia-reveals-australias-largest-home-builders-for-2022-23?srsltid=AfmBOooB2maUO8RWtbvGgl5Wq3u6zvT5wIgQux3hPfbnLiWrnQWgafSj

[4] Independent review into scaling up self-build and custom housebuilding (2021), https://www.gov.uk/government/publications/independent-review-into-scaling-up-self-build-and-custom-housebuilding-report/independent-review-into-scaling-up-self-build-and-custom-housebuilding-recommendations-from-the-report

[5] Lyons Review (2014) https://www.almos.org.uk/wp-content/uploads/2021/07/The_Lyons_Housing_Review_2.pdf

[6] Griffiths (2011) https://www.ippr.org/articles/we-must-fix-it-delivering-reform-of-the-building-sector-to-meet-the-uks-housing-and-economic-challenges

One form of housing, massively under-represented in the housing market and associated with good models of placemaking and stewardship, is community led housing. This includes approaches such as community land trusts, cohousing communities and housing co-operatives.

Various surveys have found strong demand for community led housing and self/custom build housing. Two-thirds of respondents to one survey were in favour of affordable homes being built and managed by community land trusts and two fifths expressing an interest in being involved in one[11]. In another, **12%** of u3a members surveyed (total membership 400,000) expressed an interest in cohousing. A third of people surveyed by YouGov interested in building their own home[12].

If these are not explicitly promoted, required and enabled by new towns, then the current housing system will ignore and exclude them.

Two-thirds of respondents to one survey were **in favour of affordable homes being built and managed by community land trusts** and **two fifths expressing an interest in being involved in one**



[7] MHCLG (2018), Independent review of build out: final report, https://www.gov.uk/government/publications/independent-review-of-build-out-final-report

[8] FMB (2023) https://committees.parliament.uk/writtenevidence/123691/pdf/

[9] CMA (2024), Housebuilding market study, https://www.gov.uk/cma-cases/housebuilding-market-study

[10] Ibid 3.

[11] Aster Group (2024), New Community Research, https://www.aster.co.uk/corporate/about-us/new-community

[12] National Custom and Self Build Association (2022) Market Report, https://nacsba.org.uk/policy/csb-market-report/

3. Why community led approaches matter

The draft principles of the New Towns Taskforce can be read to implicitly support community led housing values and goals. There is strong evidence of the benefits of community led approaches to deliver the vision of the New Town's taskforce through place stewardship, community engagement, health, balanced and diverse housing choice, social infrastructure and environmental sustainability. However, given the broken nature of the existing housing system, we need to make the values, goals and benefits of community led housing explicit if we are to ensure they are acknowledged, adopted and delivered.







Long-term stewardship

The New Towns Taskforce states in its February 2025 update that new towns should have *'a clear [long-term stewardship] plan for maintaining the town through its lifetime, to ensure it continues to meet residents' needs'.* In light of the CMA's housebuilding market study, private management companies and other unaccountable forms of place stewardship and governance should be explicitly ruled out.

To achieve good long-term stewardship, proven models of community led place stewardship should be considered and adopted alongside local authority stewardship. These plans should consider the stewardship of all social infrastructure including homes, open space, community centres, shops, pubs, energy infrastructure, and the land underneath them.

Lessons learned from previous programmes reinforce this point. A review of the new towns from 1946-1970 recommended not only that social infrastructure is provided from the earliest phases of new town development, but also that community participation and stewardship is essential for this to be successful long-term[13]. Community ownership of land and long-term stewardship of assets is recognised as one of the Garden City Principles[14], referenced in the NPPF and by Homes England, but rarely implemented. Northstowe is a striking example, where community-led place stewardship strategy was developed in 2006, and proposals for CLH were put forward through the scoping stage brief and recommendations of the Marmalade Lane project in 2009/10, and then as part of South Cambridgeshire Right to Build Vanguard in 2014, but these were all dropped. Northstowe has subsequently become a case study in failure. A study of five recent positive case studies found community-led stewardship models can be effective and adaptable in communities varying from 230 to 6,000 new homes[15].

[13] Bennett Institute (2024), Townscapes: Social infrastructure and the development of new towns – learning from history, https://www.bennettinstitute.cam.ac.uk/publications/social-infrastructure-and-the-development-of-new-towns-learning-from-history/

[14] TCPA Garden City Principles, https://www.tcpa.org.uk/garden-city-principles

[15] CLTN, ECLTN, Dark Matter Labs (2025), Community-Led Place Stewardship, https://www.communitylandtrusts.org.uk/news-and-events/new-research-explores-community-led-stewardship-as-an-alternative-to-private-management-companies-in-housing-developments/

CASE STUDY

Kennett Garden Village

Cambridge

A development of 500 homes, more than doubling the existing village. A local Community Land Trust (CLT) will steward all the public open space, commercial space, amenities including allotments, and 60 affordable homes. The CLT was also involved in the masterplan, and sits on the project board with the developer (Bellway Homes) overseeing and negotiating on details of the build out. It not only gave local residents a meaningful way to influence and shape the new development, reducing local opposition, but will leave a legacy of a strong community development organisation that integrates the new and existing communities.



Community engagement

The taskforce also calls for New Towns to have *'clear and effective ways to engage the local community in shaping the vision and goals for the area'*. The most powerful and impactful way for this to happen is for it to be led by community organisations themselves. Those planning, designing and developing new towns should build partnerships with both existing and new community organisations. This can apply whether shaping the vision for a new phase of development, or enabling future occupants to shape a vision for a block of flats they will cooperatively manage.

Most new towns are expected to be extensions of existing places, where local community organisations may already exist. They may be interested in taking on homes and other assets in the new town both to serve the new residents and also to solve existing challenges for local people, thereby also increasing local buy-in for the new town.

As community led organisations are incorporated into the first phases of development, these too may take a leadership role in engaging their community in developing future phases.



CASE STUDY

Chichester Community Development Trust

Chichester

Established in 2009 to fulfil a s106 requirement in the development of a former hospital by Linden Homes and Affinity Sutton, the trust first took ownership of a community hall in 2014. It has gone on to work with different developers, the council and its local community to take on or develop 14 assets, each meeting a bespoke purpose set by the community to meet a variety of needs. These include community centres, workspace, a nursery, a community garden, sports facilities, a park, a wellbeing centre, a cafe and community projects like bike repair and rewilding. With a £3 million turnover and 10 staff it is a financially resilient model of ongoing community engagement.

Healthy and safe communities

If new towns are to **'promote healthy lives', as the Taskforce hopes (?)** then they need to provide communities with voice, control and connection, as well as easy access to parks and nature. Guidance published by Public Health England (now the Office for Health Improvement and Disparities) in 2015 on community-centred approaches to health and wellbeing makes clear the evidence for these being key factors in public health[16].

Community led developments provides all three in the way that homes and other assets are designed, built and stewarded. A UWE literature review demonstrated how a range of community led housing models support healthy ageing, increase social capital and social cohesion, improve physical health, meet additional support needs and tackle multiple disadvantages[17]. **Several studies have found that Community Led Housing groups and schemes increase feelings of social cohesion and trust in communities, and decrease the loneliness of residents and volunteers**[18]. This includes when CLH is included in a large site delivered by a volume housebuilder, with on academic study reporting residents in a CLH scheme speaking of feeling of security, safety, conviviality connectedness and good neighbourliness[19].

Balanced communities

If **(the taskforce's objective)** new towns are to provide a ***'diverse range of high-quality housing with a range of housing types to suit the needs of a balanced community'***, then this should include a diverse range of delivery, ownership and management models, including those underrepresented in the market currently including self and custom build housing and community led housing.



[16] Public Health England (2015), Health and wellbeing: a guide to community-centred approaches, https://www.gov.uk/government/publications/health-and-wellbeing-a-guide-to-community-centred-approaches



CASE STUDY

TOWN cohousing at Northstowe

Cambridge

Following years of critical coverage in the media of the lack of community heart at Northstowe, last year Homes England appointed specialist developer TOWN to develop two cohousing communities in the Northstowe new town 10 miles from Cambridge. The two communities will contribute towards a requirement for self/custom build housing in the outline planning permission, with future residents able to codesign and develop their homes with TOWN. This followed the outstanding success of their first project, Marmalade Lane, a cohousing community in north Cambridge that was enabled by the city council. The waiting list for people wanting to move into this community is so long that TOWN has had little difficulty in building a prospective client group around the new developments. A key lesson for other new towns is the need for proactive allocation of parcels of land that encourage community led housing like this to create strong, connected communities.

Social infrastructure

If new towns are to provide the *'social infrastructure [for] thriving communities'* this must be defined broadly, including but going beyond the schools, cultural and sporting facilities, healthcare and hospitals to also consider other types of place that communities value and that facilitate regular interactions between and within diverse communities. Places where we form friendships and relationships, where we build trust together, where we have a sense of being active citizens and proud of our town[20].

Community led housing provides these places, and these social processes bring people together. As noted above, there is strong evidence of the public health benefits of these forms of social infrastructure.

The taskforce acknowledges the long, and recent, history of promised social infrastructure not being built, or coming late. Some community models integrate social infrastructure into the housing, providing facilities such as the 'common house' in cohousing communities that provide a shared extension of the community's domestic spaces in which they can meet, relax and socialist. These can also serve as sociable spaces for neighbouring residents while public and community infrastructure are built out, as happened at Elmsbrook in the NW Bicester eco town.

Environmental sustainability

If new towns are to *'support climate resilience and biodiversity and be ambitious in meeting environmental targets'*, then communities in new towns should be mobilised and organised to help meet these goals. This can include community led stewardship of parks and green infrastructure. But it can also relate to activating lifestyle choices such as cycling, wheeling and walking routes. The Milton Keynes Parks Trust is an example of a community organisation owning and stewarding green infrastructure in a new town, taking a proactive approach to climate resilience and making these wider connections such as with active travel.



Community-led approaches to development have been found to promote a circular approach to the built environment[21] and to promote sustainable lifestyles[22]. The governance and participation models lead to better design, more long-term thinking, and community engagement in sustainability.

[17] UWE (2019), Community-led housing and health: A comprehensive literature review, https://www.uwe.ac.uk/research/centres-and-groups/spe/projects/community-led-housing

[18] LSE (2021), Those little connections: Community-led housing and loneliness, https://www.gov.uk/government/publications/community-led-housing-and-loneliness

[19] London Community Land Trust and Impact on Urban Health (2023), CLTs and Urban Health: A retrospective study of St. Clements, Mile End, https://www.londonclt.org/team-4

4. Recommendations for the new towns taskforce

Revised principles for new towns

If the housing system in the UK were not broken - if it enabled and delivered community led housing, and self and custom build housing, and high levels of SME activity, and high quality placemaking and stewardship - then the New Towns Task Force's principles would be fit for purpose. All of the above would be implicit and understood.

But given the failures of our system, we would recommend that these points be made explicit. Otherwise the new towns will - like the wider industry - be hard-wired to marginalise community led housing. We propose the following adjustments to the recommendations of the New Town Taskforce (additions in orange) to specifically address the role of community-led development.

The next generation of new towns will…



VISION LED have a clear long term vision for each town, with a distinct identity, so they become thriving communities and places residents are proud to call home.



HIGHER DENSITY be built at a higher density that enables residents to walk to local amenities, take advantage of easier travel further afield and relax in shared, inclusive, open green spaces close to home.

[20] Bennett Institute (2024), Private space, public good: working together to deliver social infrastructure, https://www.bennettinstitute.cam.ac.uk/publications/private-space-public-good/

[21] And The People et al (2024), A social foundation for material impact, https://www.circularbuildingscoalition.org/blueprint-projects/and-the-people-x-european-community-land-trust-network

[22] Clark (2020), Coliving & Cohousing Research: Creating Sustainable Cultures, https://www.consciouscoliving.com/research-sustainable-coliving-cohousing/



LONG-TERM STEWARDSHIP have a clear plan for community ownership and stewardship of the town from the outset and through its lifetime, to ensure it continues to meet residents' needs.



COMMUNITY ENGAGEMENT establish clear and effective ways to engage the local community in shaping, designing, delivering and stewarding the vision and goals for the area at all stages of development.



WELL-CONNECTED have effective public transport within the town itself as well as links to wider transport networks and support cycling and walking.



BUSINESS CREATION, GROWTH AND EMPLOYMENT OPPORTUNITIES provide jobs for residents and enable businesses to grow, supporting the government's economic growth mission.



HEALTHY AND SAFE COMMUNITIES promote healthy lives, providing communities with voice, control, connection and easy access to parks and nature.



BALANCED COMMUNITIES provide a diverse range of high-quality housing with a range of housing types and tenures to suit the needs of a balanced community, including self and custom build housing, community led housing, affordable housing and homes for social rent.



SOCIAL INFRASTRUCTURE focus on building thriving communities, ensuring access to good schools, cultural and sporting facilities, healthcare and hospitals, and a variety of public, private and community owned social spaces, to ensure new residents have the facilities they need from the outset.



ENVIRONMENTAL SUSTAINABILITY support climate resilience and biodiversity and be ambitious in meeting environmental targets with community leadership, meaning cleaner air, more parks and green spaces that are better for wellbeing.

Please note: *We would also support proposals from organisations such as the TCPA to embed their TCPA Healthy Homes Principles in these principles*[23].

In addition to adjustments made to the New Town Taskforce initial recommendations

We want to outline in more detail

Our scale of ambition for community led housing in new towns

Our proposal is that:

- Every phase of development in every new town, including part of the affordable housing tenure mix, should include community led homes and self and custom built homes as part of a balanced housing offer that also enhances social infrastructure, **starting at 10% and aiming to reach at least 40% to match international comparators over time (the coming decades).**

This could be achieved by a wide variety of approaches, sketched out in our accompanying practitioners' report on developing community led housing in new towns. ***This could build on best practice in site disposal based procurement of new homes refined by the Commission for New Towns for large sites in Milton Keynes.*** *Percentage requirements have become common for self/custom build, but they should act as a floor and not a ceiling. We note that in the case of Kennett Garden Village 12% of homes will be owned by a Community Land Trust and there is also a requirement for 5% of homes to be self-built. Matching the international comparator benchmark of 40%, mentioned in the Bacon Review, should be a medium term aspiration, noting that the industry is probably not capable of achieving this within the short term.* ***Policy will also need to explicitly name community led development alongside self/custom build requirements, and provide for overlap and synergies between these two concepts.***

- Every new town should include one or more community led stewardship bodies that own significant assets, and that play a leading role as a strategic partner in phases of development and the community's role in each.

There will be no privately owned and unaccountable stewardship and management of public assets. *There might be one community-led body for a whole new town, or a network of more localised neighbourhood bodies. They would be set up as early as possible, and would be vested with land and assets from each phase of development, either completed assets transferred by a developer or as infill parcels for the trusts to take forward to meet needs identified by their community. They could become key partners for the overall delivery agency for each new town, leading on community engagement and mobilising local and nearby communities to participate in the planning, commissioning, design and development of community needs spanning inclusive housing, employment and business uses, community facilities and green infrastructure.*

We set out further detail on how these would be implemented in our accompanying practitioners' report.

Implementing community led housing in new towns

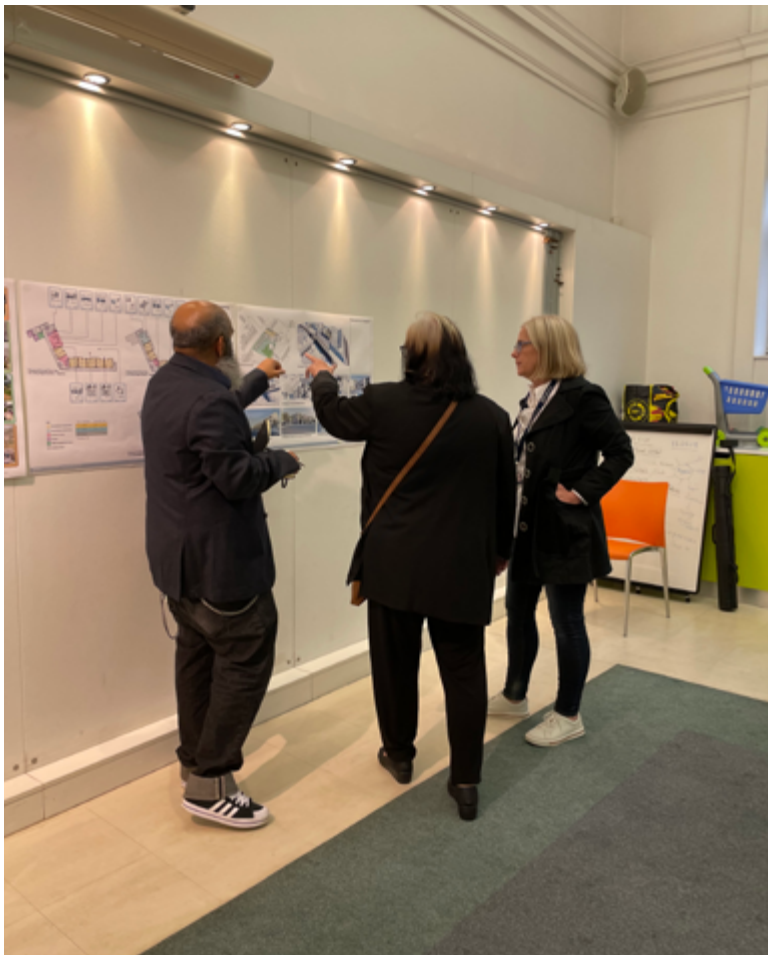
We therefore recommend that the New Towns Taskforce should, in its final report to MHCLG ministers, ***explicitly recognise community led housing, and community led development and stewardship generally, as an essential feature of successful new towns.*** It should further recommend that:

- MHCLG convenes a panel of sector experts to work with local leaders and key delivery partners for each identified new town to incorporate community led development into the vision and delivery plans.

A panel could include national experts and enable organisations local to each new town. They could work with combined and local authorities, Homes England or other organisations leading on delivery to map existing community organisations (particularly in urban extensions) and others interested in the opportunity. They could facilitate the community playing a role in setting the vision, master planning, making plans for stewardship bodies and potential housing plots or allocations, etc. Ideally a stewardship body, or a shadow version, should be established ahead of the master planning work to shape decisions about land use and management, as happened in the Kennett Garden Village case study.

- MHCLG sets clear and binding requirements in the planning system for the provision of a diverse range of housing types, including self and custom build and community led housing, in every phase of development in new towns.

The Letwin Review noted that current NPPF policies are failing to achieve the desired effect. MHCLG should strengthen the NPPF, or introduce a National Development Management Policy, and consider whether primary and secondary legislation recommended by Letwin introduce a requirement that diverse delivery become a reserved matter following outline planning permissions for large sites including new towns.



[23] TPCPA, Healthy Homes Principles, https://www.tcpa.org.uk/resources/healthy-homes-principles/



- Any public enabling bodies, such as Homes England or development corporations, have an explicit brief to deliver on this planning requirement through the exercise of planning powers and site assembly, disposal and procurement.

Diversification, including community led housing, was part of the Housing Minister's letter to the Chair of Homes England in September 2024. But until its deal with TOWN at Northstowe, Homes England had never enabled community led housing in strategic sites it owned or was enabling. The requirement must be explicit and binding, and should adopt best practice and be supported by public land disposal guidance which aims to maximise the public benefit. This could follow the model adopted by the Milton Keynes Development Corporation, whereby a target financial value per sq.m of land was calculated to deliver the range of policy objectives, and which then greatly simplified disposals and procurement.

- Land acquisition and disposal mechanisms, contracts and s106 agreements embed requirements for community stewardship of land and assets including housing, with endowments and charges to make them financially sustainable.

Learning from research on community-led place stewardship found that this needs to be embedded as early as possible, and reflected in the developing authority's overall expectations about land value and the range and balance of other ambitions for the whole development area. This could include community led stewardship bodies being endowed with infill land, which they could then take forward and develop either solo or with other industry partners, following a clear community led brief.

- A professional development and learning programme is established for private, public and community sector leaders to support the delivery of community led housing at a much greater scale than has been the case in recent years.

We recognise that there is significant experience of incorporating community led development into large sites, but not enough to meet the scale of need for the new towns programme. We are proposing a step change in scale and ambition, which requires a programme to build capability in the industry. An initial programme of workshops would bring together current practitioners to create a baseline of skills and guidance. This could then be expanded to support the professional development of a wide range of industry stakeholders. It would include leadership and practical skills training, case study visits and cross-sector networking. This could draw upon past and current initiatives such as the action learning sets set up by English Partnerships for the Coalfields Programme, Urban Regeneration Companies, Land Stabilisation Programme, and the Millennium Communities. Latterly initiatives such as the Right to Build Taskforce and the Leaders' Programmes organised by the Future of London and Future of Manchester recognise that we still don't know enough about how to achieve genuinely sustainable development, and that building skill, knowledge and expertise and confidence to do new and different things are as important as building new homes themselves.

- MHCLG commits to a wider package of policies in its 10 year housing plan to expand the number and scale of community led housing intermediaries capable of supporting implementation across all new

Delivery of community led housing at scale in new towns will depend on a much greater capacity in the market generally. The community led sector has been discussing a strategy with MHCLG, which builds on recent successful work to develop its delivery capability, finance, access to land and regulatory reforms. New towns would represent a significant land opportunity, but related actions will also be needed to improve access to affordable finance, and to build up the marketplace of intermediaries able to use this finance to deliver community led housing in new towns.

5. With thanks to

The many individuals from across the public, private and community sectors who have fed into this work. We list their organisations here not as endorsements for all the detail of the report, but to indicate the breadth of input into this work.

AECOM
Agile Property and Homes
Anthony Collins LLP
Bennett Institute for Public Policy
BiBO
Buro Happold
Chichester Community Development Trust
CLES
Community Led Housing London
Community Stewardship Solutions
Confederation of Cooperative Housing
Considerate Urbanism
Create Streets
Dark Matter Labs
Delft University
East Midlands Community Led Housing
Esmee Fairbairn Foundation
Footwork
Future Towns Innovation Hub
Gleeds
Greater ManchesterCLH
Homes England
Housing 21
Housing Forum
Impact Investing Institute
JTP
LDN Collective
Legal and General
Leeds Community Homes
Liverpool City Council
Local Trust
Locality
MHCLG
Middlemarch CLH
Nationwide Foundation
Place54 architects
Power to Change
Plunkett
PTE
Resonance
RTPI
Self Help Housing
Social Life
Summix
Stories
TOWN/Marmalade Lane
TCPA
The Edge
The Glass-House Community Led Design
The URBED Trust
Urban and Civic
Vistry Group
Welbeck Land
We Can Make CLT
Wrigleys Solicitors
United Utilities

Most of the above also attended a day-long workshop at Coin Street Community Builders on the 6th February 2025. Hosted by an organisation that exemplifies the power of community stewardship and development - of housing cooperatives, a community centre, public parks, the Oxo Tower Wharf and Gabriel Wharf, and soon swimming and indoor leisure facilities.





UK Cohousing NETWORK

COMMUNITY LAND TRUST NETWORK

Fore more information contact:

Owen Jarvis, UK Cohousing Network
owen@cohousing.org.uk

Tom Chance, Community Land Trust Network
tom@communitylandtrusts.org.uk

