

## What is the London CLT?



### Communities creating permanently affordable homes and transforming neighbourhoods.

- London CLT provides **genuinely and permanently affordable homes**, offering one way to address the growing gap in the housing market.
- We are the **first** Community Land Trust (CLT) in the capital to sell homes, starting with our flagship project at St Clement's in Mile End.
- London CLT is an **independent** organisation that is governed by its own members. **Anyone** who lives in London can buy a share for £1 and become a member.
- St. Clement's, is being built by Linden Homes, in partnership with the Greater London Authority (GLA) and Peabody.
- The project will provide 252 new homes, 35% of which will be genuinely affordable homes including 58 for 'social rent' and 23 community land trust homes.
- Building at the Grade 2 listed, ex-psychiatric hospital is nearing completion and we are now in the process of moving residents into homes.
- Homes were priced at £130,000 for a 1 bedroom, £182,000 for a 2 bedroom, £235,000 for a 3 bedroom.
- One of the benefits to living at St. Clement's is that we will have **Community space** in the John Denham building at the front of the site and the ability to determine how the space is run.



## St Clement's Campaign History

- Selected by a unanimous vote of our members in 2009, St.Clement's became the focus of our first campaign.
- After a campaign by Citizens UK and London CLT members, the Mayor of London and the Greater London Authority, who owned St. Clement's, agreed to explore possibilities for a CLT on the site.
- We made a bid for the site in the early 2010s as part of a competitive consortium led by **Igloo Regeneration**.
- This bid included a widespread community-led design process, leading to us setting up a 'meanwhile use' group to look at what could happen on the site before the homes were built.
- Unfortunately, our consortium lost the bid but such was the support for our involvement from across London, the successful developer – **Galliford Try** – and ourselves were asked by the GLA to see if we could work together.
- After a number of successful exploratory conversations, we were sure we could and so the St Clements partnership was formed.
- Once formed we re-doubled our efforts with another community-led design process with **John Thompson & Partners** to develop local people's ideas for the site.
- We were also able to continue our work through the 'meanwhile use' group, which became **Shuffle** – a lively festival that looked to use culture to bring people together and enhance the public space.
- Shuffle has since spun off into a successful organisation in its own right and, as you can see, continues to this day in the Tower Hamlets Cemetery Park, next door.

**We look forward to working with local residents and community organisations to create a cohesive community at St. Clement's and beyond. We hope St. Clement's will become a hub of social activity in Tower Hamlets and an example for future CLTs.**