

UNLOCKING DEVELOPMENT SITES FOR AFFORDABLE HOUSING

A LONDON COMMUNITY LAND TRUST GUIDE

WEDNESDAY 24 JUNE 2026



About London CLT

London CLT is a community-led housing organisation working with local people to create genuinely and permanently affordable homes across the capital. We believe that communities should play a central role in shaping the places they live and that small sites can make a significant contribution to addressing London's housing crisis.

About the Event

This event brings together partners, policymakers, practitioners and residents to celebrate the achievements of the Small Sites Project, share lessons learned and explore how community-led housing can help deliver more affordable homes and stronger neighbourhoods across London.

18:00–18:30	Arrival, registration and networking
18:30–18:35	Welcome Paul Bickley, London CLT Co-chair
18:35–18:40	Chair's Opening Remarks Polly Neate, Crossbench Peer, House of Lords
18:40–18.50	Launch of Best Practice Guide Introduced by Polly Neate, Oliver Bulleid, Executive Director, London CLT, and Sem Lee, Director, Ouri Labs
18.50–19:20	Panellist Perspectives Introduced and moderated by Polly Neate (<i>Approx. 5 minutes per speaker</i>) <ol style="list-style-type: none">1. Tom Chance, Chief Executive, Community Land Trust Network – <i>Community-led housing growth and policy</i>2. Russell Curtis, Founding Director, RCKa Architects – <i>Design and development of small sites</i>3. Anthony Okereke, Leader, Greenwich Council – <i>Local authority leadership and land</i>4. Father Richard, Rector, St George in the East – <i>Community leadership and local impact</i>

5. Juliet Can, Director, Stour Trust and London CLT homeowner –
Resident perspective
6. Zoe Garbett, Mayor of Hackney;
previously Chair, GLA Housing Committee –
Local authority leadership and land

19:20–19:45

Panel Discussion

Chair: Polly Neate

Discussion themes:

- Unlocking land
- Funding and investment
- Political leadership
- Scaling community-led housing
- Key barriers and opportunities

19:45–20:05

Audience Q&A

Chair: Polly Neate

20:05–20:13

Chair's Closing Reflections

Polly Neate

20:13–20:15

Final Thanks

Paul Bickley

20:15–21:00

Drinks and Networking

Our Speakers



Polly Neate, Baroness Neate CBE LLD(hc)

Polly is a crossbench peer in the House of Lords and a high-profile expert commentator on social issues. She has worked closely with governments of different political parties in order to bring about changes, as well as leading high profile public campaigns. She has been instrumental in criminalising coercive control, reform of the family courts, gaining investment in women's refuges, creating rights for private renters, combating discrimination in renting, making social housing safer, and securing investment in social housing. Polly is a qualified coach and mentor, and an advisor on strategy, social change and organisational leadership. She is Convenor of the Social Insights Panel hosted by the Future Governance Forum, and an experienced non-executive director and trustee.

She spent nearly eight years as CEO of the household-name housing and

homelessness charity Shelter, and before that was CEO of Women's Aid and Executive Director of External Relations at Action for Children. She has led teams through transformational change and significant strategic challenges, both external and internal.

Polly is also a former award-winning journalist and has spoken on platforms as diverse as the Oxford Union and the 250,000-strong first Women's March on London. She was made a CBE in 2020 and was made Honorary Doctor of Laws by Bristol University in 2022



Mayor Zoë Garbett, Mayor of Hackney

Zoë Garbett represented the Dalston ward in Hackney as a Green Party councillor from 2022 until her election as mayor in May 2026. As a councillor, Zoë worked to protect independent nightlife, Ridley Road market and Gillett Square. Zoë was also an elected London Assembly member since May 2024, where she chaired the Housing Committee and participated in committees

on police and crime, and planning and regeneration. Before then, Zoë spent over a decade working in the public sector and NHS, holding senior roles in public health, adult social care and children's health services. Now as mayor, Zoë is focused on addressing major challenges such as housing, the local economy and poverty.



Councillor Anthony Okereke, Leader, Greenwich Council

CLlr Anthony Okereke is the Leader of Royal Borough of Greenwich. He is a leading thinker on building affordable, quality housing, removing barriers to economic growth and investing in local communities.

Under his leadership the council has strategically emphasised developing economic growth in the local economy and partnering with businesses to attract investment and good jobs. As the leader of the council, Greenwich has become one of the most accomplished boroughs in London for building and delivering record numbers of council houses

through its 'Greenwich Builds' program. His priority has been to ensure that there are shovels in the ground, delivering the next generation of quality, affordable homes here in Greenwich.

His mission as a leader of the local community has been to build a better, more prosperous, and more inclusive future, delivering opportunity for all residents in the borough



**Tom Chance,
Chief Executive, Community
Land Trust Network**

Tom Chance is the Chief Executive of the Community Land Trust Network, the national body for 315 CLTs across England and Wales. He leads on the network's policy and advocacy and formerly worked in the Greater London Authority and a built environment consultancy.



**Russell Curtis,
Founding Director, RCKa
Architects**

Russell is a founding director of RCKa architects. The practice has won seven Housing Design Awards, the RIBA Journal's MacEwen Award, Social Value Architect of the Year on two occasions, and in 2025 was named AJ's Architect of the Year. Russell leads RCKa's spatial research and policy. His research into urban golf courses, grey belt, small sites and developing around rural stations have received national media attention, with appearances on BBC TV and radio talking about his work. He is now advising MHCLG on suburban intensification and brownfield policies and developing the small site design code for the next London Plan. Russell is chair of Barnet's Quality Review Panel and a Mayor's Design Advocate.



**Father Richard Springer,
Rector, St George in the East**

Revd Richard Springer is the Rector of St George-in-the-East (CofE), Shadwell in the east end of London. Richard has been involved in campaigning for affordable homes on Cable Street for ten years. He is co-chair of Tower Hamlets Citizens - a broad-based alliance of civic institutions including mosques, schools and churches which collectively represents thousands of East Enders.



**Juliet Can, Director,
Stour Trust and London CLT
(St Clements) homeowner**

Juliet Can is founder and Director of Stour Trust, a social enterprise pioneering new models of community-led neighbour-

hood transformation. The organisation seeks to democratise access to land, buildings and spaces. It does this through policy interventions, the acquisition and stewardship of assets to deliver vital community infrastructure, and the reimagining of governance structures. It aims to deliver racial, social and economic justice for Black and racialised communities.

Juliet grew up in East London, having come to the UK as a refugee from Uganda. Her career has focused on three core themes: social justice, the protection of arts and culture, and policy reform.

She began her career as a volunteer community leader with Citizens UK, helping launch the London Living Wage Campaign. She then developed cross-sector partnerships at the Institute for Cultural Diplomacy in Berlin before joining Clear Thinking Consultancy, where she supported grassroots organisations with financial sustainability and governance.

She co-founded the Hackney Wick and Fish Island Community Development Trust to preserve local cultural heritage. She sits on the boards of London Community Land Trust, European Community Land Trust Network, Mayor of London's Thames Estuary Production Corridor, and Ward Corner CBS.



Paul Bickley, Co-Chair, London CLT

Paul Bickley is an independent researcher, consultant, and political advisor. He previously served as head of political engagement at Theos, the leading religion and society think-tank, where he developed an expertise in the relationship between faith, politics, and civil society. Paul holds an MLitt in Theology from the University of St Andrews, and his work draws on both academic work and extensive practical engagement with faith communities, policymakers, and civic institutions. He serves as pastor of Trinity Vineyard Church in Woolwich, South East London, and as co-chair of the London Community Land Trust, a community-led housing developer. Paul advises a range of organisations and political clients seeking to navigate the complex landscape where civil society and public policy meet. He is married to Becca, has four sons, and one dog.



Oliver Bulleid, Executive Director, London CLT

Oliver is the Executive Director at London CLT and has oversight of all our live projects and campaigns for new housing sites. His background as an architect with specialist knowledge in housing and low energy design provides invaluable technical expertise and practical knowledge to all our work.

He has worked on a wide range of award winning projects from large scale masterplans and housing developments right down to individual homes, with projects in many London boroughs, including Iroko House for Coin Street Community Builders and Somerleyton Road community housing for Brixton Green/LB Lambeth.

Having previously designed and constructed a home and studio in Shoreditch, he now lives in north London in a self-built zero carbon family house that is so well insulated it has no need for a heating system.

He believes that community led housing, coupled with excellent professional input from an understanding design team, has the potential to create homes and places that are beautiful, long lasting and respond positively to the climate emergency.



Sem Lee, Director Ouri Labs

Sem is an urban research consultant and social entrepreneur working at the intersection of housing, health and urban planning. She founded OURI Labs, an urban health innovation lab with a mission to improve urban health through participatory research and design. Alongside this, she coordinates the Health and Wellbeing in Planning Network and has chaired and been a member of Forest Community Land Trust. She was recognised as a WISE100 Woman in Social Enterprise and a ULI Health Leader in 2025.

Acknowledgements

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Oliver Bulleid – Executive Director, London Community Land trust and Co-Author of this Guide

Sem Lee, Founder & Director, Ouri Labs Ltd and Co-Author of this Guide

Christine Bowles, Communications & Operations Manager, London Community Land Trust

Janet Emmanuel – Communities Manager, London CLT

Claire Bennie – Director, Municipal

Peter Brierley – Director, Citizens UK

Meredith Bowles – Director, Mole Architects

Tom Chance – CEO, National Community Land Trust Network

Lev Kerimol – Director, Community Led Homes

Peter Davey – Retired Housing and Charity Consultant

Hannah Emery-Wright – Stour Trust / Curiosity Society

Calum Green – Deputy CEO, The Advocacy Academy

Mellis Haward – Director, Archio Ltd Architects

Stephen Hill – Director, C20 futureplanners

Michelle Huggins – Independent Development Manager

Councillor Mariam Lolavar – Cabinet Member for Health, Adult Social Care and Communities, Royal Borough of Greenwich

Eleanor Margolies – Resident at Church Grove

Beverley Nomafo – Head of Housing Development & Growth Partnerships, Croydon Council

Councillor Anthony Okereke – Leader of the Royal Borough of Greenwich

Sanya Polescuk – Principal, Sanya Polescuk Architects; Founding Director, NW3 CLT

Tom Randle – Associate Director, Levitt Bernstein, Architect

James Ringwood – Housing Delivery Manager, London Borough of Lewisham

Cheryl Scott – Development Manager, London CLT

Osama Shoush – Strategic Lead, Estate Renewal, Southwark Construction

Anurag Verma – Chair, Rural Urban Synthesis Society

Rhiannon Winstanley-Sharples – Community Organiser at the Centre for Theology & Community

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