London Community Land Trust
Case Study

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Thank you for the kind invitation to speak with you today

“No man is an island entire of itself; every man is a piece of the continent, a part of the main; if a clod be washed away by the sea, Europe is the less, as well as if a promontory were, as well as any manner of thy friends or of thine own were; any man's death diminishes me, because I am involved in mankind.”

John Donne (1572-1631)

Devotions Upon Emergent Occasions and Seuerall Steps in my Sicknes - Meditation XVII, 1624:
The Fierce Urgency of Now
Our Task:

“Showcase innovative experiences and best practices on housing, urban development, and land administration and management... in relation to the 2030 Agenda for Sustainable Development and the achievement of the housing, urban and land-related Sustainable Development Goals (SDGs), especially Goal 11, the New Urban Agenda and the Geneva UN Charter on Sustainable Housing.”

CASE STUDY:
Providing access to decent, affordable, adequate and healthy housing for all
London Community Land Trust
Welcome to London...
Tower Hamlets – historic east end
3 Bedrooms = 74 m² = £1m

1,200,000 euros
1,300,000 USD
1,280,000 Swiss
85,346,736 Russia Rubles
Gentrification & ‘Social Cleansing’
London was followed by Cambridge, where the average property is 14.3 times earnings, Oxford (12.6) and Bournemouth (10.1)
Because we didn’t build enough houses...
But we CAN’T build enough houses…
And We Won’t Build Enough Houses...
Because even if we could...

Capital does not desire to abolish the housing shortage even if it could; this has now been completely established. There remain, therefore, only two other expedients, self-help on the part of the workers and state assistance.

— Engels
If you accept that we simply can’t build enough houses to lower the cost through increasing supply and dampening demanding alone...

then question must become not ‘only how many you build?’

But rather we should focus also on ‘what are you building and for whom?’
London Community Land Trust
Turned a derelict site...
... through community-led design...
... into beautiful new homes
... for 23 very happy CLT households
THE NEXT SLIDE IS THE ONLY IMPORTANT SLIDE
## PERMANENT AFFORDABILITY

**‘London CLT Permanent Affordability Resale Mechanism’**

**House Prices Linked to Local Wages**

<table>
<thead>
<tr>
<th>UNIT SIZE</th>
<th>Tower Hamlets Median Wage</th>
<th>Full-Time Earners</th>
<th>1/3 of that income per month</th>
<th>-£150 service charge &amp; other fees</th>
<th>Mortgage available (with 10% deposit)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bedroom</td>
<td>£29,912</td>
<td>x1</td>
<td>£830.89</td>
<td>£680.89pcm</td>
<td>£121,780</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>£29,912</td>
<td>x1.333</td>
<td>£1,107.85</td>
<td>£957.85pcm</td>
<td>£171,315</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>£29,912</td>
<td>x1.666</td>
<td>£1,384.81</td>
<td>£1,234.81pcm</td>
<td>£220,850</td>
</tr>
<tr>
<td>4 Bedroom</td>
<td>£29,912</td>
<td>x2</td>
<td>£1,661.78</td>
<td>£1,511.78pcm</td>
<td>£270,383</td>
</tr>
</tbody>
</table>

Outcomes

✓ Homes prices go up with wage inflation, not unearned land value inflation – making them permanently affordable for every generation

✓ It recognizes housing as ‘homes’ – for their societal use value, rather than just their exchange value

✓ And it removes the link to an intrinsically irrational pricing mechanism (the market) for something that is a human right
With the adoption of the Universal Declaration of Human Rights in 1948, the right to adequate housing joined the body of international, universally applicable and universally accepted human rights law.

Article 25.

(1) Everyone has the right to a standard of living adequate for the health and well-being of himself and of his family, including food, clothing, housing and medical care and necessary social services, and the right to security in the event of unemployment, sickness, disability, widowhood, old age or other lack of livelihood in circumstances beyond his control.

International Covenant on Economic, Social and Cultural Rights Adopted and opened for signature, ratification and accession by General Assembly resolution 2200A (XXI) of 16 December 1966 entry into force 3 January 1976, in accordance with article 27

House Prices Linked to Local Wages
Thank You

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