

Partnerships between CLTs and Housing Associations

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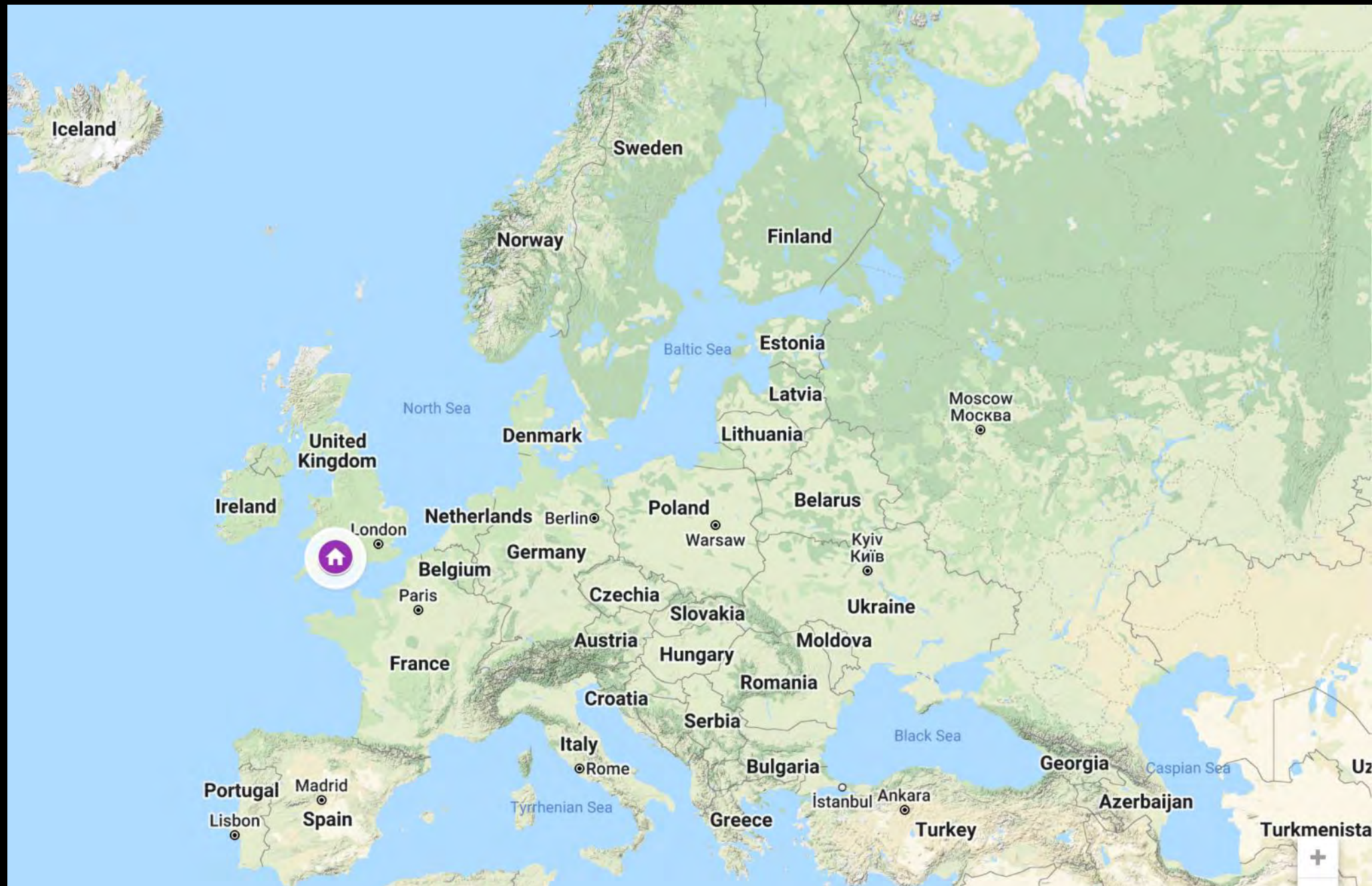


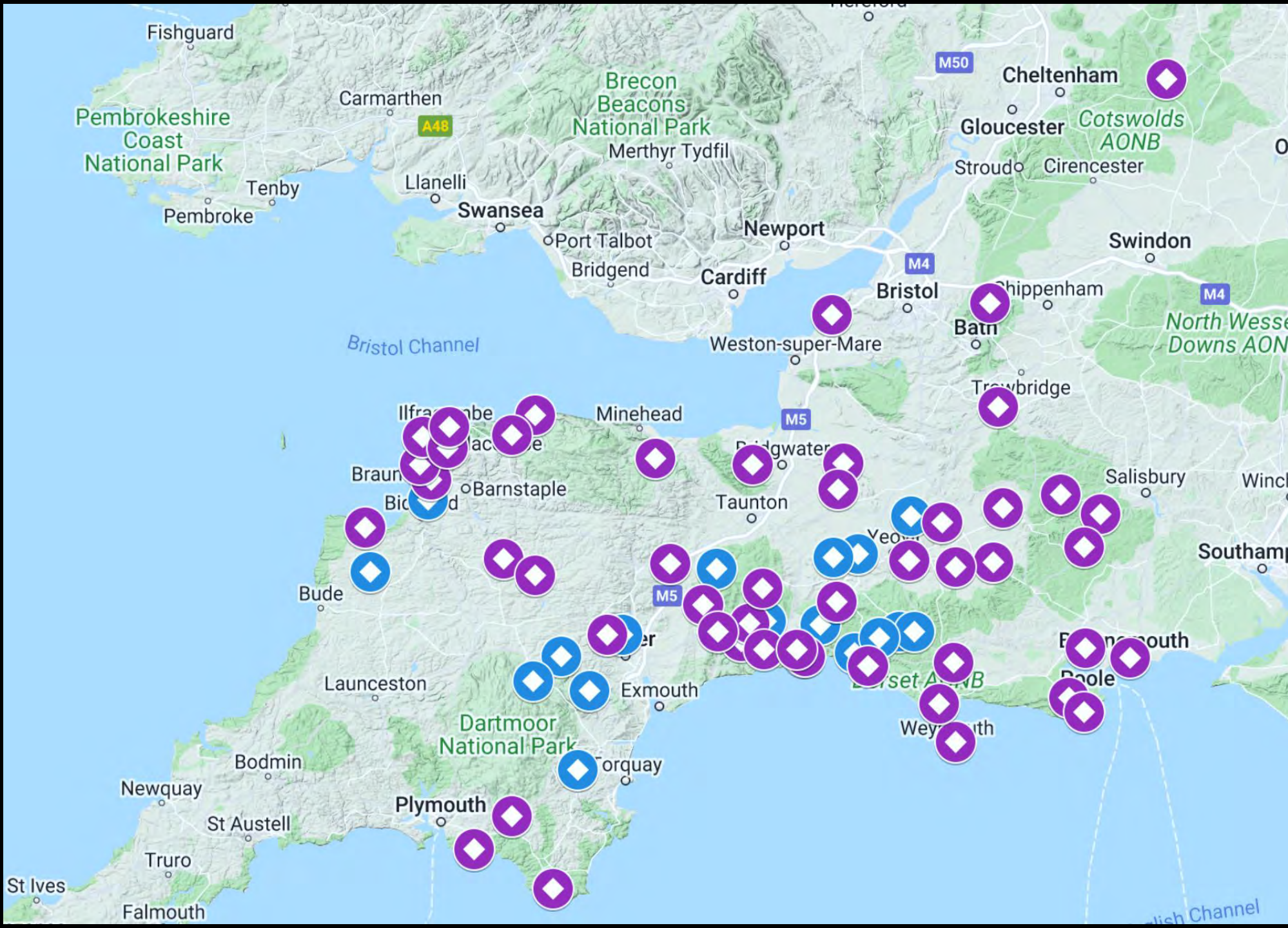
HOUSING ASSOCIATIONS:

22 YEARS

COMMUNITY LED HOUSING:

12 YEARS





70+ COMMUNITY LAND TRUSTS



12

HOUSING ASSOCIATIONS



700+
AFFORDABLE
HOMES







BBC BREAKFAST



3,663 views

0:00 / 1:17



ALL LAND OWNED BY CLTs

ALL HOMES DEVELOPED AND
MANAGED BY HOUSING
ASSOCIATIONS UNDER LEASES
WITH THE CLTs

RISK

| Comparison of roles and responsibilities - headline | | CLT ALONE | CLT WITH HA |
|---|---|--------------|---|
| Project Leadership | Ownership | ✓ | Freehold/Leasehold |
| | Choice of site | ✓ | ✓ |
| | Number and type of homes | ✓ | ✓ |
| | Design | ✓ | ✓ |
| | Allocation criteria | ✓ | ✓ |
| | Rent regime – social/affordable | ✓ | ✓ |
| | Protection from the vRIB | ✓ | ✓ |
| Project Finance | Capital funding – loan & grant | ✓ | X No financial risk – guaranteed index-linked ground rent. |
| | Build Contract | ✓ | |
| | Viability | ✓ | |
| | Management costs | ✓ | |
| | Maintenance costs | ✓ | |
| Company Law | Surplus/deficit | ✓ | ✓ Limited by the scale of operation |
| | Employment Law | ✓ | |
| | Contract Law | ✓ | |
| | Data protection | ✓ | |
| | Equalities Act | ✓ | |
| | Health & Safety | ✓ | |
| | Human Rights | ✓ | |
| | Financial Reporting Standards | ✓ | |
| | Tax | ✓ | |
| | Housing Law | Housing Acts | |
| Tenancy Law | | ✓ | |
| Crime and Disorder | | ✓ | |
| Safeguarding and Abuse | | ✓ | |
| Repairs Legislation | | ✓ | |
| Planning, Listing and By-laws | | ✓ | |
| Building Regulations | | ✓ | |
| European Regulations and Immigration Status | | ✓ | |
| Regulatory Standards | Regulatory Compliance | ✓ | X |
| | The Governance Standard | ✓ | |
| | The Viability Standard | ✓ | |
| | The Value for Money Standard | ✓ | |
| | The Rent Standard | ✓ | |
| | The Tenant Involvement & Empowerment Standard | ✓ | |
| | The Home Standard | ✓ | |
| | The Tenancy Standard | ✓ | |
| | The Neighbourhood & Community Standard | ✓ | |
| | Ombudsman registration | ✓ | |

| Comparison of roles and responsibilities - policies | | CLT ALONE | CLT WITH HA |
|---|--|-------------------------------|------------------|
| CLT policies and procedures | Member/resident involvement | ✓ | ✓ |
| | Governing body election/selection | ✓ | ✓ |
| | Conflict of interest | ✓ | ✓ |
| | Financial standing orders | ✓ | ✓ |
| | Expenses | ✓ | ✓ |
| | Equality and diversity | ✓ | ✓ |
| | Health and safety | ✓ | ✓ |
| | Staffing inc. recruitment, disciplinary, and grievance | ✓ | |
| | Complaints | ✓ | |
| | Landlord documents and records | Deed, loan & grant agreements | ✓ |
| Records of lettings & allocations | | ✓ | |
| Tenancies, leases | | ✓ | ✓ Lease with RP |
| Lease agreements (with others) | | ✓ | |
| Property files (dev & manage) | | ✓ | X |
| Service level agreements | | ✓ | |
| VFM self-assessment | | ✓ | |
| Contractor record/documentation | | ✓ | |
| Stock condition surveys | | ✓ | |
| Asbestos register | | ✓ | |
| Repairs certs (inc gas & elec) | ✓ | | |
| Complaints records | ✓ | | |
| Landlord policies and procedures | Member/resident surveys | ✓ | ✓ Member surveys |
| | Abandoned vehicles | ✓ | X |
| | Allocations and lettings | ✓ | |
| | Anti-social behaviour | ✓ | |
| | Breach of tenancy or lease | ✓ | |
| | Compensation | ✓ | |
| | Empty homes | ✓ | |
| | Lodgers and subletting | ✓ | |
| | Mutual exchanges & transfers | ✓ | |
| | Procurement | ✓ | |
| Recharges | ✓ | | |
| Rent arrears | ✓ | X | |
| Rent setting | ✓ | | |
| Repairs and maintenance | ✓ | | |
| Squatting and illegal occupation | ✓ | | |



32,000 HOMES
€2BN+ ASSETS
1,500 EMPLOYEES



NO HOMES
NO ASSETS
NO EMPLOYEES

**TOTAL INCOME TO HAs:
€663m OVER 125 YEARS**

**TOTAL INCOME TO CLTs:
€21m OVER 125 YEARS**

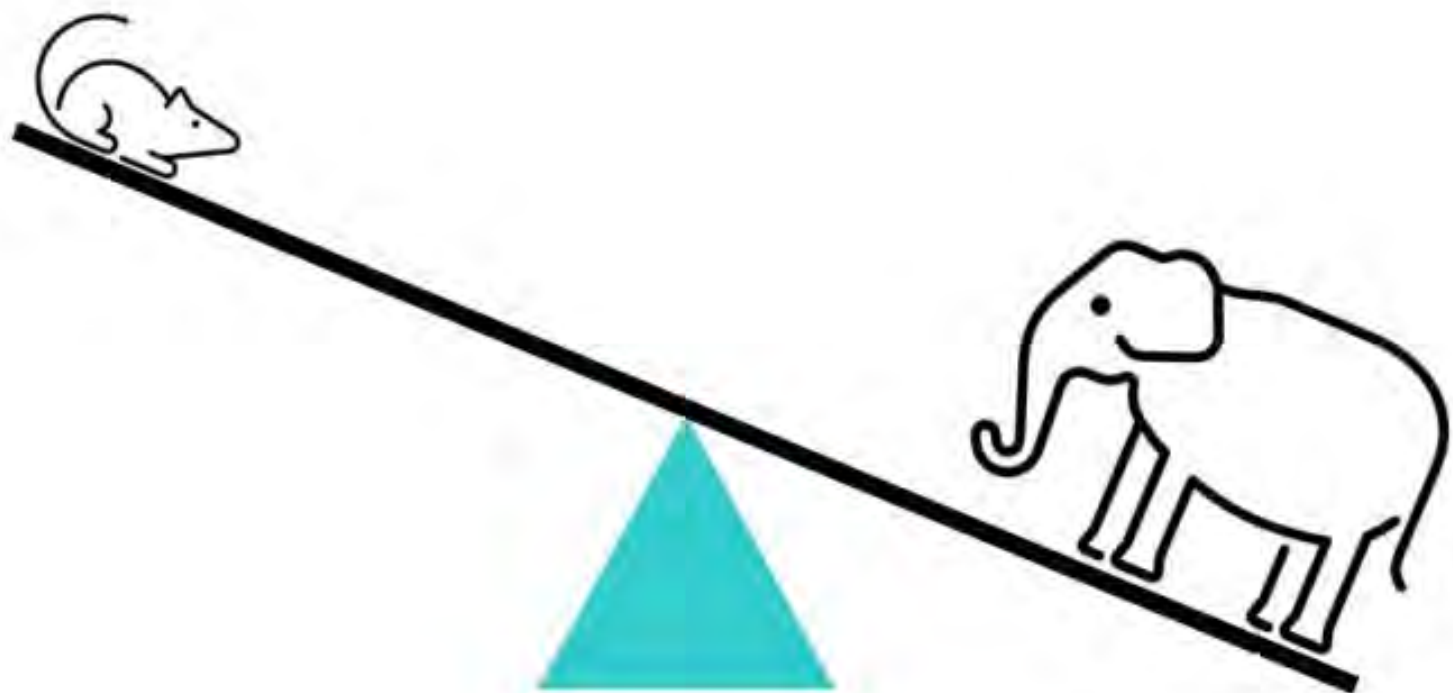


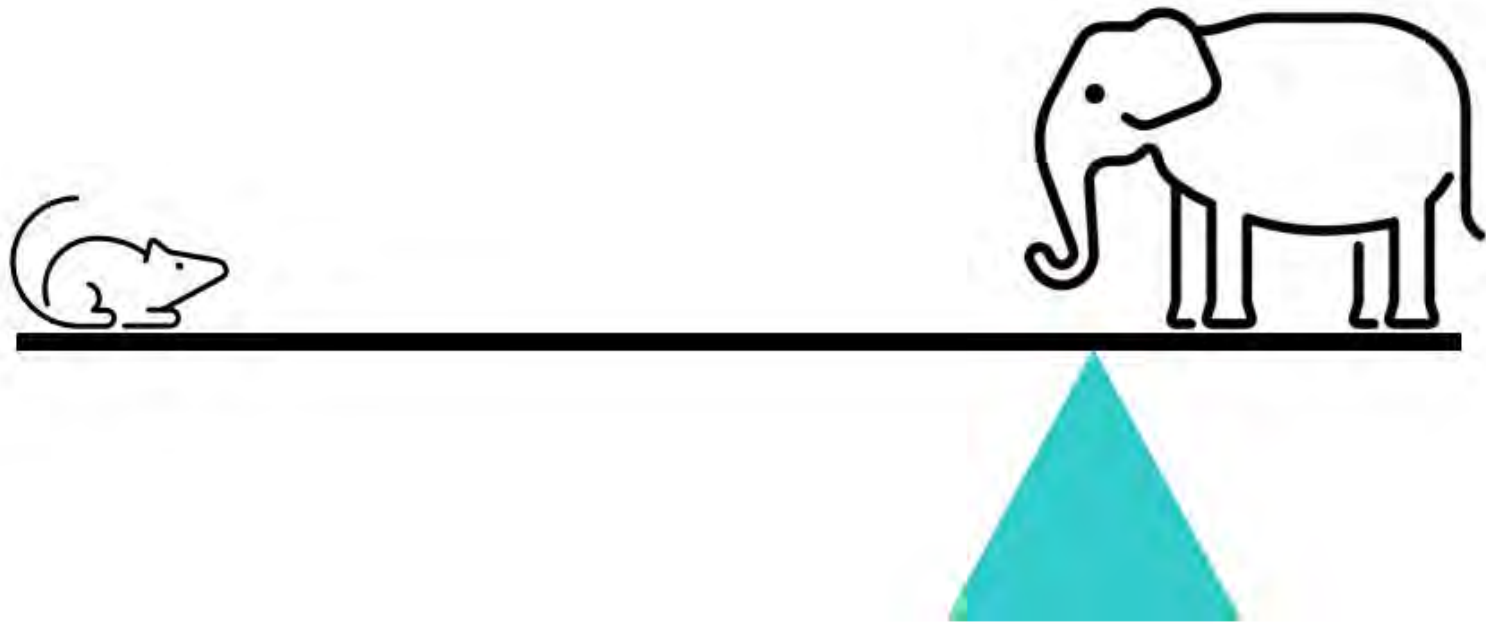














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