

What is community led housing?

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It is ...

Housing that is shaped, controlled and sometimes actually developed by local community organisations.

You could ...

- Develop new housing.
- Bring existing unused buildings back into use.
- Transfer control of existing housing to in-situ residents.

Can involve:

- Local authority
- Housing association
- Existing community organisation

Three main principles:

1. The community is integrally involved throughout the process in key decisions, such as what is provided, where, and for whom, though they don't necessarily have to initiate and manage the development process, or build homes themselves.

2. There is a presumption in favour of community groups taking a long term formal role in the ownership, stewardship or management of the homes.

3. The benefits of the scheme to the local area and/or specified community group are clearly defined and legally protected in perpetuity.

Community-led housing may involve establishing a community membership organisation that has some level of control of the housing scheme.

The form taken in each scheme will depend on the particular needs of the community and the outcomes that are sought.

Organisations may adopt a range of legal forms and use a variety of delivery approaches such as Housing Co-operatives; Tenant Management Organisations (TMOs); Community Land Trusts (CLTs); Community Anchor Organisations; Cohousing groups; group self-builders; and Self-Help Organisations.

Housing Co-operative

- Fully mutual associations (most of which are called co-operative housing associations) which fall into two types:
 - par value co-operatives
 - co-ownership housing associations
- Short-life housing co-operatives (subject to the same rules as fully mutual associations)
- Tenant management organisations and management co-operatives
- Self-build housing co-operatives
- Privately funded housing co-operatives

Community Land Trust (CLT)

- Not-for-private-profit organisation that develops and stewards affordable housing, community gardens, commercial spaces and other community assets on behalf of a community.
- Must benefit a defined community.
- Local people living and/or working in the community must have the opportunity to join the CLT as members.
- Members control the CLT (usually through an elected board).
- There are various legal formats available to CLTs.

Cohousing Group

Five common principles:

- Co-designed with intentional communities (inter-generational, older, common interest).
- Provides both private & common facilities; generally smaller homes due to shared facilities.
- Designed to encourage social interaction ; common house with large dining facilities.
- Governed in a non-hierarchical way, often using consensus decision making.
- Inclusive and part of the wider community.

Community Anchor Organisation

- Multi-purpose and provide holistic solutions to local problems and challenges.
- Can provide local services.
- Help bring in money and opportunities.
- Mobilise local democracy.
- Support active citizenship.

Tenant Management Organisation (TMO)

- Allow residents of council housing or housing association homes in the UK to take over responsibility for the running of their homes.
- Funded by the management fees payable by the landlord under the agreement.
- Enter into a management agreement which details precisely which services are managed by the TMO on behalf of the landlord:
 - day to day repairs and maintenance
 - tenancy management
 - cleaning
 - grounds maintenance
 - rent collection

Funding – group stage

- Community Led Homes Start-Up Support programme
- Power to Change: Homes in Community Hands
- Big Lottery Awards for All
- Crowdfunding
- Greggs Foundation Local Community Projects Fund
- Nationwide Community grants
- Cohesive Communities Fund

List from www.communityledhomes.org.uk/get-funding - July 2019

Funding – site & plan stage

- Community Housing Fund Phase One
- Power to Change: Homes in Community Hands
- CAF Venturesome Community Land Trust Fund
- Community Share Issues
- Nationwide Community grants
- Cohesive Communities Fund
- Community Led Homes Becoming a Registered Provider or Investment Partner programme

Funding – build stage

- Community Housing Fund Phase Two
- Community Share Issues
- Nationwide Community Grants
- Co-op Local Community Fund
- Cohesive Communities Fund
- Bank/building society loans
- S106 (local authority)

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SDC Core Strategy

- Core Strategy policies CS.15 and AS.10
- Local Needs supported in principle in any settlement across the district, including greenbelt
- Community led - supported/promoted by parish council
- Meets an identified need (HNS, HC+ etc)
- Affordable/market housing with a local connection

Mixed tenure sites have improved deliverability, for example:

- Rent
- Shared ownership
- Fixed equity
- Local market homes

Local connection

- Born in the parish
- Currently live in the parish
- Currently work in the parish
- Immediate family within the parish
- Previously lived in the parish

The three C's

- Community
- Consultation
- Communication