



# Community-led Housing Training Event



# Aims



- More people talking about community-led housing
- A consistent understanding of different community-led housing models
- Appreciating the complexity of a community-led housing
- People know who to contact in order to talk about the next steps



# Our offer to you



- Training
- Networking opportunities
- Case studies and learning
- An online forum/point of interaction
- A point of contact for any rural group considering how to address local housing need



# Community Led Housing

Sue Southwell – Devon Rural Housing Partnership  
Steve Watson – Wessex Community Assets



# Presentation

1. What is Community Led Housing?
2. The Community Led Housing Fund
3. Technical support
4. Local authority support
5. Community Housing Models
6. Who benefits from these projects?
7. The Proposed Wessex-area Community Housing Partnership



# 1. What is Community Led Housing?

1. Quite broadly defined, including many different models - trusts, charities, social enterprises, co-operatives, self-builders etc.
2. Usually homes are built for a defined community where the benefits are held in perpetuity.
3. Communities often own the homes, or are custodians of them.
4. Benefits include priority for local people, a discount from market value, an income to support other community services etc.
5. Usually small scale although some communities are looking at further projects.

# What Community Led Housing isn't ...

- Just more intensive engagement and consultation.
- A housing association scheme with parish council or community backing.
- Completely different from conventional housing.
- Dependent on free land or unusual subsidy.
- Exclusively rural.
- Always affordable.



# Community Land Trusts are particularly popular in the South West

- Not-for-private-profit organisation
- Set up to benefit a specific community
- Open to membership by anyone supporting its aims
- Owning assets which are important to a community – starting with affordable housing
- And holding those assets for future generations
  
- *Defined in law - Housing and Regeneration Act 2008*
- *Taking the form of a Charity, Community Benefit Society, Community Interest Company*

## 2. The Community Housing Fund

“The community-led approach to house building galvanises local support and is driven by the commitment and energy of the very individuals and communities that it will benefit.

This local support means that this sector is able to deliver locally affordable new homes in places and on sites where commercial speculative house builders cannot.

As a result of the close engagement and creativity of local people, the community-led model typically delivers high design quality, high standards of construction and energy efficiency, and uses progressive, innovative building techniques.

It supports the smaller house building companies and helps sustain the local economy by providing homes that are affordable at local incomes. For all of these reasons, the Government wishes to see the community-led house building sector grow.”

“This local support means that this sector is able to deliver locally affordable new homes in places and on **sites where commercial speculative house builders cannot.**”

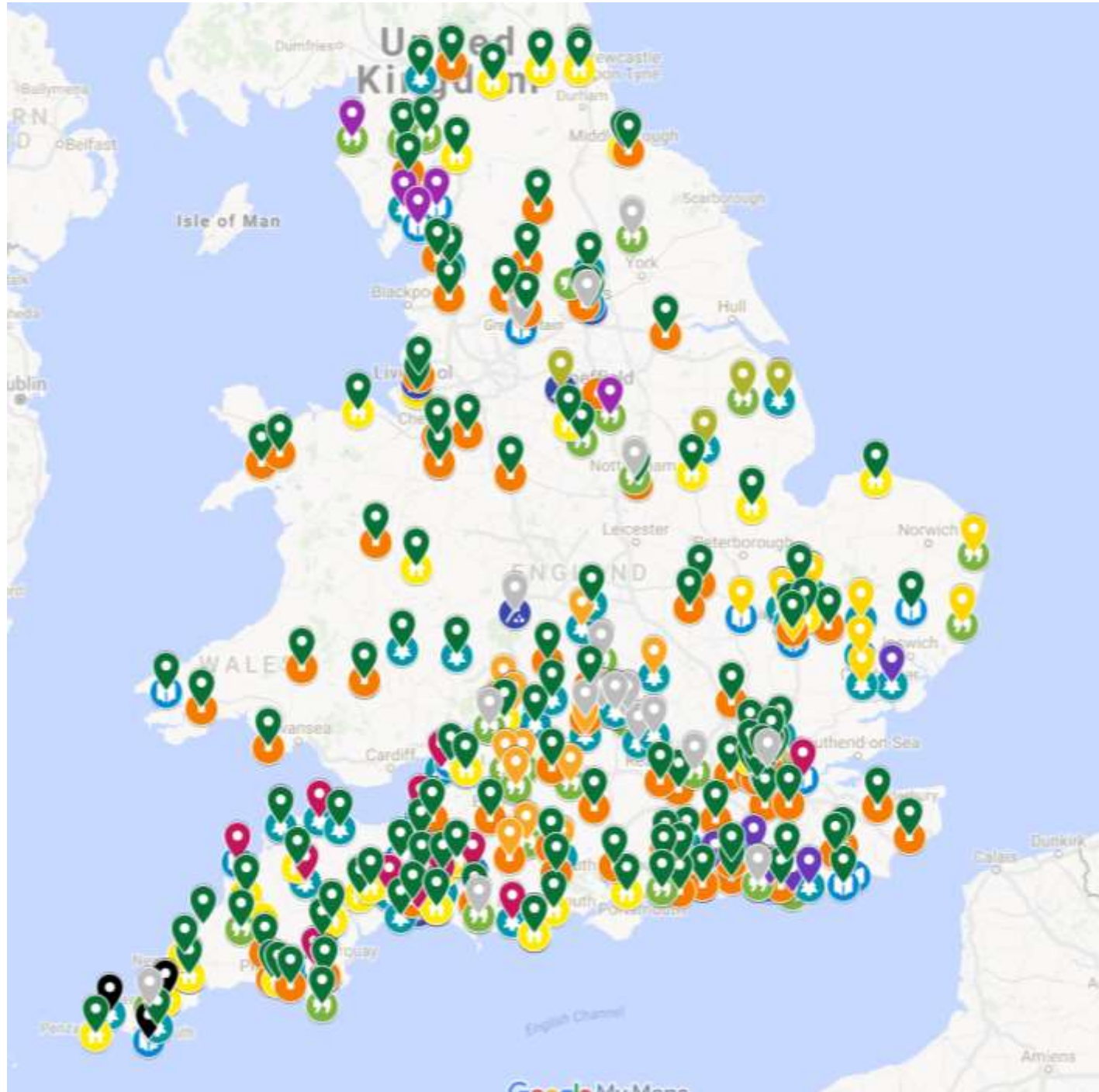
Typically ...

- Rural exception sites – restricted by planning policy.
- Small, difficult sites – lack of scale economies for developers.
- Sites donated specifically for affordable housing.
- A combination of these.

By encouraging communities to develop such sites, there is a marginal contribution to the national housing supply.

### **3. Technical Support**

Example: Wessex CLT Project, working with over 40 communities, Devon Communities Together, Local Authorities, Housing Associations and Homes England







# Wessex Community Land Trust Project

- The Wessex Community Land Trust Project provides technical advice to communities with their affordable housing projects.
- Set up in 2010 to be a model sub-regional support service.
- Managed by Wessex Community Assets - a social enterprise.
- 40 projects now completed or in progress.
- 2 Affordable Housing Advisers, 1 Social Enterprise Adviser, p/t Research & Development Adviser.
- Over 95% success rate.

# Wessex Community Land Trust Project

- Technical advice from start to finish
- Helping to establish a CLT
- Governance training for CLT volunteers
- Site identification and negotiation with landowner
- Raising grants, rent setting and housing policy issues
- Helping to ensure the wider community is involved
- Selecting a housing association partner
- Negotiating planning issues
- Problem Solving
- Navigating national and local policy changes – Right to Buy, Affordable Rents etc



2010 - 2015











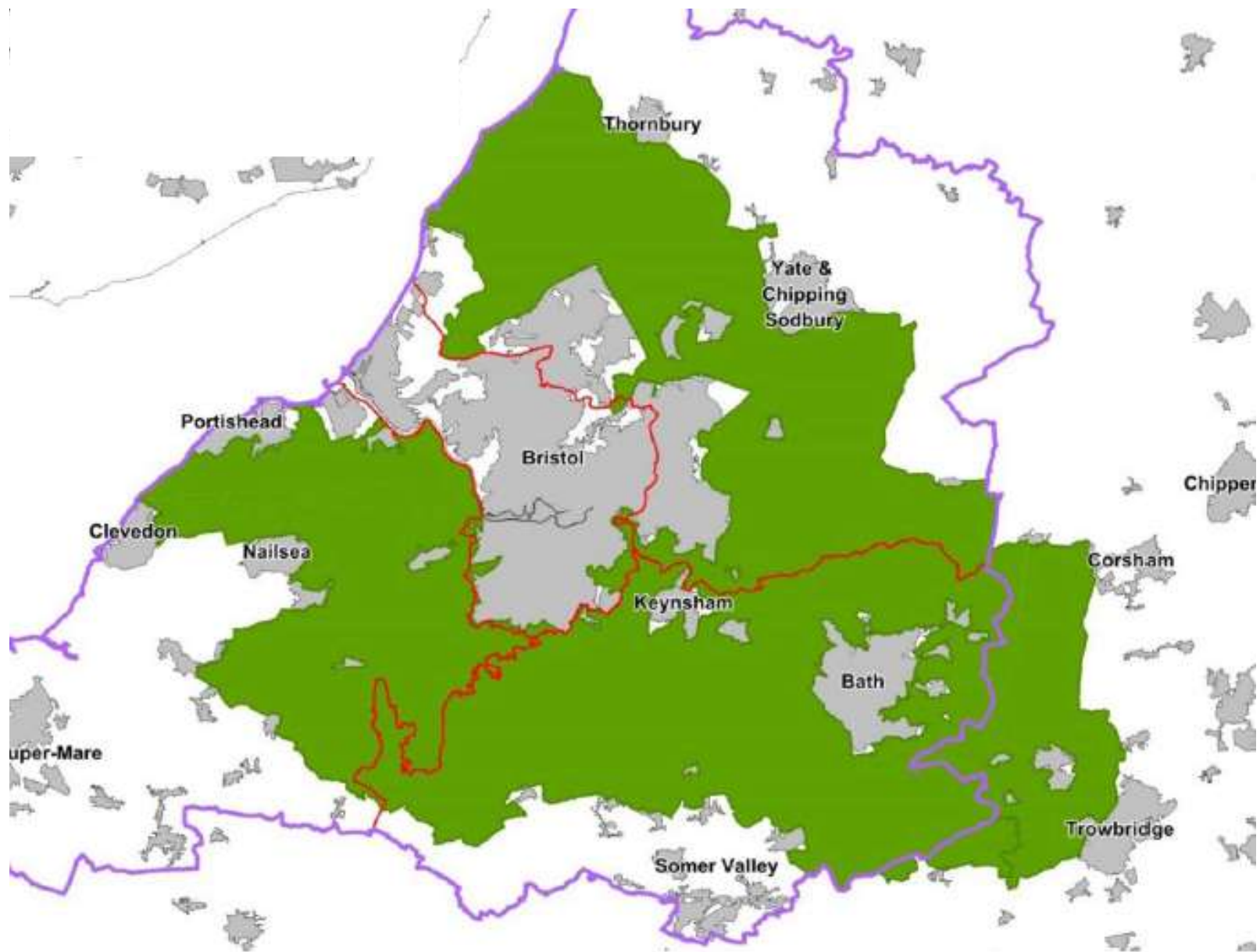


2013 - 2019





















**BBC BREAKFAST**

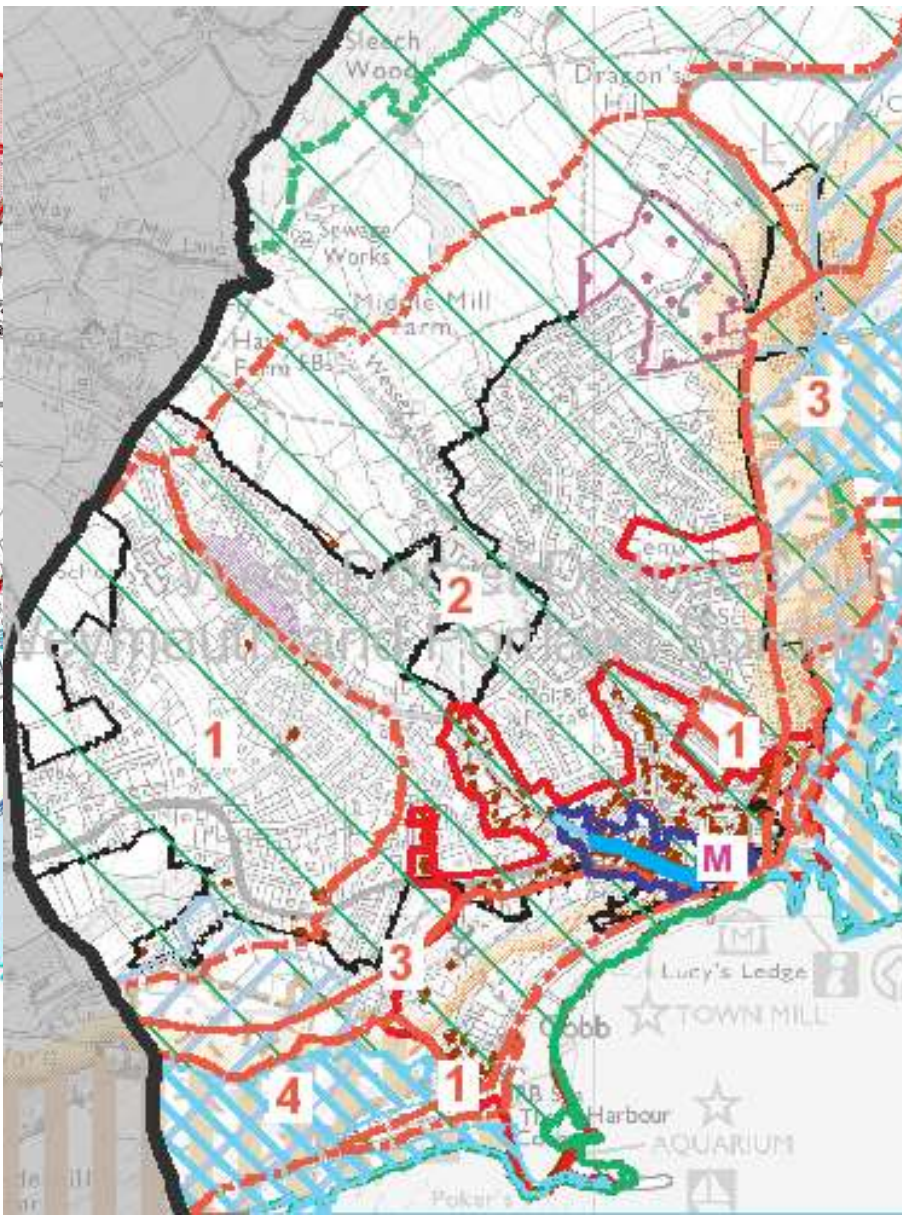
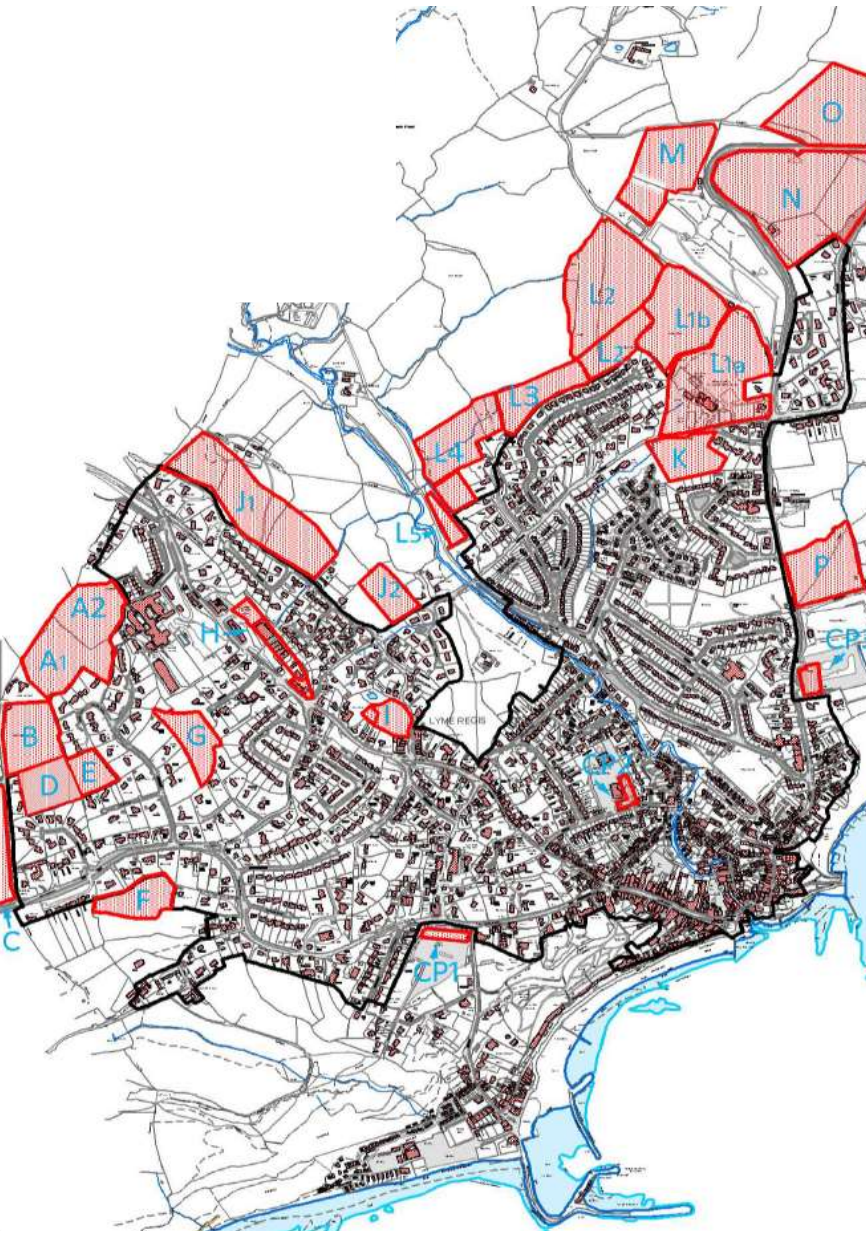


3,663 views

0:00 / 1:17



















## **4. Local Authority Support**





TOLLER  
MAIDEN NEWTON

W...  
POWERSTOCK  
BRIDPORT









**Dorset Councils Partnership**



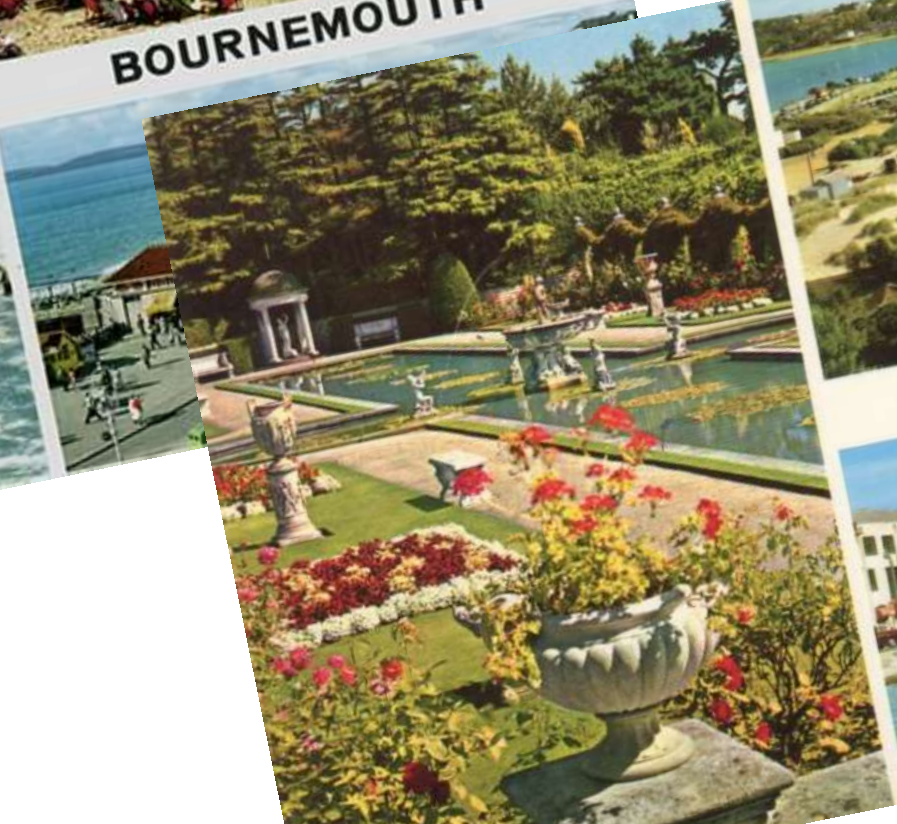
2017 - 2023







**BOURNEMOUTH**



**POOLE-DORSET**



# **5. Community Housing Models**

# Partnerships between CLTs and Housing Associations

- CLT leads project
  - land, numbers of homes, design and occupancy criteria.
- CLT owns the freehold.
- HA has a long term lease.
- HA supports the CLT
  - funds, develops and operates the homes.
- Less risky for the community.







# **Co-operative, Self-Build, Stand-Alone CLT and Co-Housing projects**





Somerset Co-operative  
CLT - refurbishment



Broadhempston CLT – self-build



## Bridport Cohousing CLT



Beer CLT -  
A Stand Alone CLT (more  
of which later ...)



## 6. Who benefits from these projects?

- People on low and average incomes unable to afford market house prices in their own communities.
- People with a connection to the communities where the homes are built – through residency, work or family.
- 95% of lettings on CLT schemes in Devon go to local people in housing need.







# **7. Proposed Wessex-area Community Housing Partnership**

# Wessex-area Community Housing Partnership

## Emerging Structure

Independent Chair  
Partnership Terms of Reference  
Consultative Group

*Wessex Community Assets*  
Accountable Body for Funding;  
Lead on Technical Support,  
Research and Development.

*Devon Communities Together*  
Partnership Administrator;  
Lead on Promotion of  
Community Housing.

Partners working in co-ordination  
with Wessex and DCT on technical  
support, promotion, training etc

# Wessex-area Community Housing Partnership

Proposed Bid to the Community Housing Fund  
(when the prospectus is published):

- Initial mapping of support services across the Somerset, Devon and Dorset area - plotting gaps and overlaps in service.
- Co-ordination of support from a range of organisations for different community housing models.
- Increased capacity for technical advice.
- Action Research to develop new, replicable community housing models, innovations in the supply chain, etc.
- Development of a coherent sub-regional voice to influence policy.
- Networking, training and peer-learning.





**Any questions?**





