Community Led Housing

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What is Community Led Housing?

the community must be integrally involved throughout the process in key decisions
  o what
  o where
  o for who

they don’t necessarily have to start and manage the development process or build the homes themselves, though some may do
• there is a presumption in favour of community groups that take a long-term, formal role in ownership, management or stewardship of the homes

• the benefits to the local area and/or specified community should be clearly defined and legally protected in perpetuity
Why Community Led Housing?

Tackling housing need

• young people may be priced out of the rental and home ownership market
• older people wishing to downsize may find there are few suitable properties
• anyone on below average earnings may struggle to find homes to rent
• rural businesses may find it difficult to attract and keep staff
Wider objectives/benefits

• supporting local facilities, e.g. school, shop, pub, transport

• supporting an ageing population (including tackling loneliness and isolation)

• tackling Homelessness

• providing Skills Development
What is a Community Land Trust?

- CLTs as a brand are recognised in statute, however, a CLT is not a legal form in and of itself.
- must be set up to acquire or manage land for the benefit of a defined community.
- must be not-for-private-profit.
- must provide an opportunity for local people living and working in the community to join.
- must be controlled by the members.
What Support is Available?

Locally

- Support from East Riding of Yorkshire Council
- Support from Humber and Wolds Rural Action
- REACH Community Led Housing Hub

Nationally

- Government Funding – past/recent funding commitments
- National support bodies – Locality, CLT, others
Eligibility Criteria

Allocations from the fund must meet the following **basic principles** for a community–led housing scheme:

- a requirement that the community must be integrally involved throughout the process in key decisions (what, where, for who). They don’t necessarily have to initiate and manage the development process, or build the homes themselves, though some may do;
• a presumption in favour of community groups that are taking a long term formal role in ownership, management or stewardship of the homes; and

• a requirement that the benefits to the local area and/or specified community must be clearly defined and legally protected in perpetuity.
The Community Housing Fund Grant may be available in three stages:

- Stage 1: Community Development/Set-up Fund
- Stage 2: Feasibility Fund
- Stage 3: Development Fund
REACH Website

10 Step Process

1: Thinking
2: Getting organised
3: Site Finding
4: Getting advice
5: Outline Business Plan
6: Full Business Plan
7: Buying Land
8: Development
9: Construction
10: Management
Adviser Panel

- Community Development Advisers
- Legal Adviser (Community & Housing)
- Legal Adviser (Property, Planning, Construction)
- Technical Co-ordinator

- Funding/Finance Adviser
- Planning Adviser
- Land/Valuation Adviser
- Architectural Design Adviser
- Cost Adviser (Quantity Surveyor)
- Construction Project Manager
Community Development Support and how to form a group

Peter Hirschfeld
Humber & Wolds Rural Action
What support is available?

• HWRA appointed as Community Support Agency
• Demand stimulation in Parishes
• Help to set up a groups to take forward Community Led Housing
• Advice on funding applications
• Community Engagement support

For more information contact Peter Hirschfeld
01652 637700 or peter.hirschfeld@hwrcc.org.uk
Securing funding

- Getting organised
- Feasibility grants
- Capital grants
- Lending – development finance
- Mortgages
- Community share issues
Questions?