



## Community Led Housing

Colerne Community Land and Asset Trust

## What is Community Led Housing?



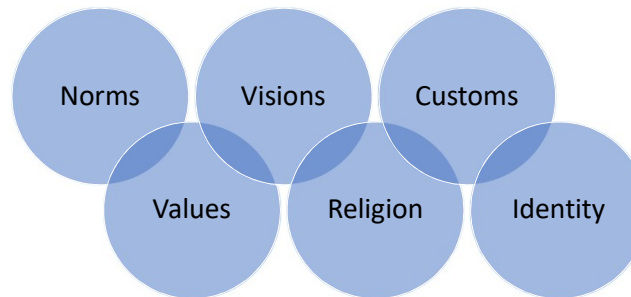
The criteria of community led housing is: -

- That the community must be integrally involved throughout the process in key decisions;
- Community groups can play a long term role in ownership, management or stewardship of the homes;
- Benefits to the local area and/or specified community must be clearly defined and legally protected in perpetuity.

### **What CLH isn't:**

- Tokenistic consultation
- Bog standard housing development
- A Housing Association scheme with the backing of the Parish Council or the community

What is a community?



It is important to note that a community is not just a physical location and may include, but is not limited to, the above.

## The importance of community

By bringing the community together to deliver housing many barriers can be overcome: -

- Understand the housing need as you are in the community;
- Acquire land for less than market price;
- Deliver new developments and bring forward empty homes/refurbishments;
- Deliver housing that would otherwise not be brought forward.



## Types of Community Led Housing

- Community Land Trusts
- Housing Co-operatives
- Cohousing
- Community Self and Custom Build
- Self-Help Housing
- Tenant Management Organisations
- Renting (social and affordable rents)
- Mutual home ownership, co-operative ownership and rental
- Intermediate housing ( shared ownership, discounted market sale and shared equity)
- Market homes



## Benefits to the community



- Increased community cohesion and resilience;
- Local ownership of community assets in perpetuity;
- Long term investment in the community;
- Provision of genuinely affordable homes for local people to meet local housing need;
- Unlocking of smaller and rural sites increasing the housing available to a community;
- High quality and environmentally sustainable homes;
- Public support and engagement in the planning process;
- Communities taking the lead.

## Community Land Trusts (CLTs)

- Provide affordable homes for local people in need by acquiring land and holding it as a community asset in perpetuity;
- Affordable Homes can be for rent or shared ownership;
- CLTs are set up by those who want to be the long-term stewards of housing that is affordable in terms of what people actually earn in their area, not just for now but for every future occupier.



## Community Land Trusts (CLTs)



- Gain support and interest amongst the community;
- Help recruit members;
- Maximise the skills base available to the CLT;
- Allows people to be fully informed and have their views heard and addressed throughout the planning process.

It is vital to inform and involve the community in the CLT's development early on and throughout each stage. A CLT is legally required to be democratically governed by the community it benefits; it must operate in the interests of the wider local community rather than solely for the CLT's members.



## Housing Need in Colerne



The [April 2018 Colerne Rural Housing Need Survey](#)

identified the housing required to meet the needs of the community as follows: -

Social/Affordable Rented Housing: -

- 1x one bedroom home
- 2x two bedroom homes

Shared ownership / discount market homes: -

- 2x one bedroom homes
- 1x two bedroom homes
- 4x three bedroom homes

<https://www.wiltshireintelligence.org.uk/wp-content/uploads/2019/02/Colerne-Parish-Survey-Report.pdf>

## Community engagement



- Informing the community, getting their message across;
- Invite views and information from the community;
- Recruitment of volunteers and working group members;
- Consult the community to find out how the community feels about pre-determined options;
- Participation – from meeting and talking to each other to discussions and decisions;
- Partnering with other groups and stakeholders to make and action decisions.

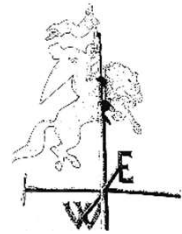
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## Incorporated Community Land Trusts in Wiltshire

- Broad Chalke
- Colerne
- Cricklade
- Nadder
- Pewsey
- Seend
- Wilton



## Case Study: Seend Community Asset & Land Trust



### **Objectives of the Community Interest Company (CIC)**

To carry out activities which benefit the community and in particular (without limitation) to *provide, manage and maintain affordable homes and other community assets for the benefit of the population of the parish of Seend in Wiltshire.*

## Seend Community Asset & Land Trust

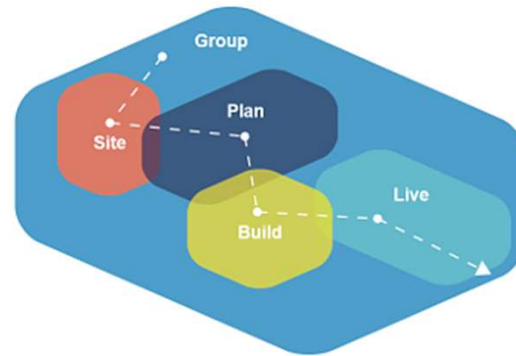
- Formed 2018;
- Over 250 members;
- Working with the Neighbourhood Plan group and Parish Council;
- Rural Housing Needs Survey undertaken to highlight need;
- White Horse Housing appointed;
- Architect appointed;
- Options agreement signed for land;
- Extensive community consultation carried out;
- Planning application being drawn up for submission shortly.



and the fact that the company is not a public company, says Robert J. Berman, president of the American Chemical Society. "It's a very good thing that the company is not a public company," he says. "It's a very good thing that the company is not a public company."

[illegible]

## Stages of Community Led Housing



Credit: National Community  
Land Trust Network

Community Led Housing follows the same processes as any other form of housing development.

However there is one additional factor; the Group.

Your group will be involved and make key decisions throughout all processes.

- Group** - set up a new steering group, recruit members of the community, agree what you want the CLT to achieve, incorporate and develop a business plan.

- Site** - find a suitable site, including investigating any potential problems and how much you can pay for it, then get the money to buy it.

- Plan** - work up a full planning application, with detailed plans for your homes and other facilities, and get planning permission.

- Build** - there are lots of options from building them yourselves, using a local contractor or leaving it to a partner housing association.

- Live** - once you have people living in your homes, you may work as their landlord, or oversee a managing agent or landlord you've partnered with, as well as decide how to use any surplus for the benefit of your community.

Source: National Community Land Trust Network

## Homes of Our Own hub support



- Help to agree your vision and objectives;
- Encourage & support discussions around Affordable Housing need;
- Bring forward Affordable Housing in rural areas;
- Assist in the creation of Community Led Housing organisations;
- Identify funding sources and support grant applications;
- Project planning and management;
- Identify and assess potential sites;
- Support the development of allocation policies;
- Advice on housing management options.

The Wiltshire and Swindon Community Led Housing Hub, Homes of Our Own, is available to help community led housing groups through the total process.



## Homes of Our Own hub support

- Rural Housing Needs Surveys
- Links to Neighbourhood Plans
- Support with community engagement
- Communication with Registered Providers
- Liaison with planning
- Liaison with local politicians
- Advice re. suitable delivery mechanisms



Homes of Our Own has links with key stakeholders and work with the Local Planning and Housing Authorities in Wiltshire and Swindon.

## Contacts



Website: [www.homesofourown.co.uk](http://www.homesofourown.co.uk)

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