

Rural and Community Led Housing & the Sussex Housing Hub

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Community Led Housing Manager & Interim CEO



4/11/2024

Enabling Sussex community groups to develop truly affordable housing

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Rural schemes: East Sussex

- Icklesham - CLT partnership with Hastoe HA (15 homes)
- Brede - Rural Homes for Rother (12)
- Burwash - 10
- Hurst Green -10
- Ewhurst - 10
- Plumpton - 12
- Ringmer - 4 (another 4 homes scheme via RACLT)
- Wivelsfield - 12
- Newick - 12
- Barcombe – 12 (second phase)

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1-8
HOP GARDENS







11 April,
2024

AirS Rural Housing Enabling Service

- Raising awareness – community engagement
- Using reach into rural communities - AirS services
- Housing needs surveys
- Site identification & appraisal
- Landowner negotiation
- Identifying a Housing Association partner
- Community consultations / engagement
- Enabling role – brokerage between all parties

What is Community Led Housing?

- 1 – Community integrally involved throughout the process.
- 2 - Presumption in favour of a long-term role for the community
- 3 – Benefits to the community are defined and protected in perpetuity.



What is Community Led Housing;

“Community-led housing (CLH) involves local people playing a leading and lasting role in solving housing problems, creating genuinely affordable homes and strong communities”

- Community Land Trusts (CLT)
- Co – Housing
- Co-operatives
- Community Self - Build

Approaches to CLH

Cohousing

Community Land Trusts

Cooperatives

Self/custom build

Self-help

Community Land Trusts (CLTs) enable ordinary people to develop and manage homes as well as other assets important to that community, like community enterprises, food growing or workspaces. The CLT's main task is to make sure these homes are genuinely affordable, based on what people actually earn in their area, not just for now but for every future occupier.

Community Land Trusts - Key defining features

- Community owned and controlled
- Open and democratic structure
- Permanently affordable homes or other assets
- Not for profit
- Long term stewardship

Lyvennet Community Trust Crosby Ravensworth



**10 rented homes 2 shared ownership
7 self build plots**

Lyvennet Community Trust



**Pub bought & renovated with
community share issue**

ORCHARD CLOSE 





Arundel CLT – 90 homes



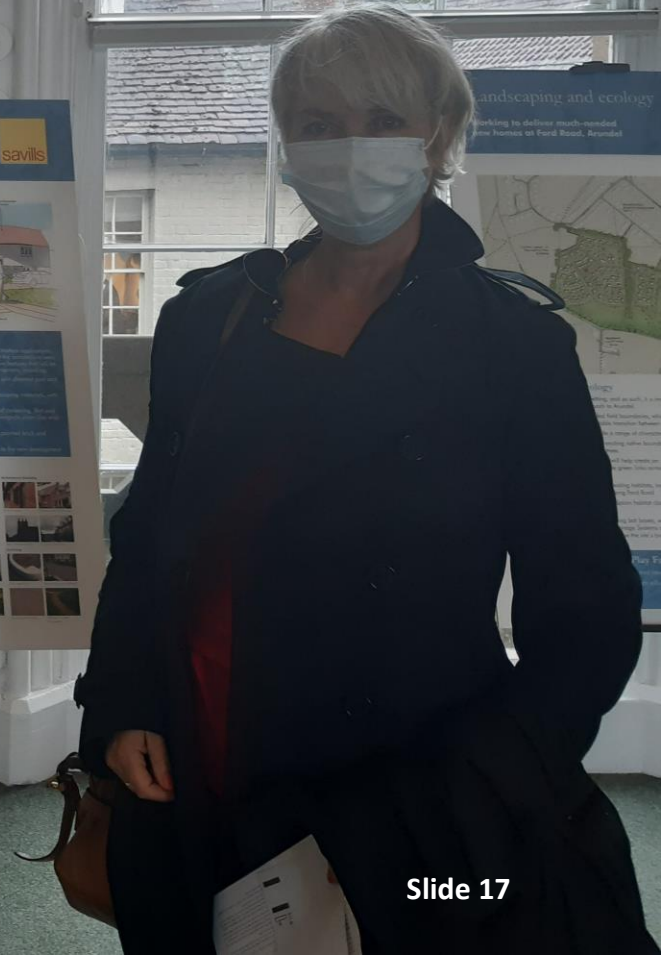
Our proposals
Working to deliver much-needed new homes at Ford Road, Arundel



Design

- A mix of housing types, including a mix of terraced, semi-detached and detached houses, as well as a mix of tenures, including shared ownership and affordable rent.
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Example materials and features





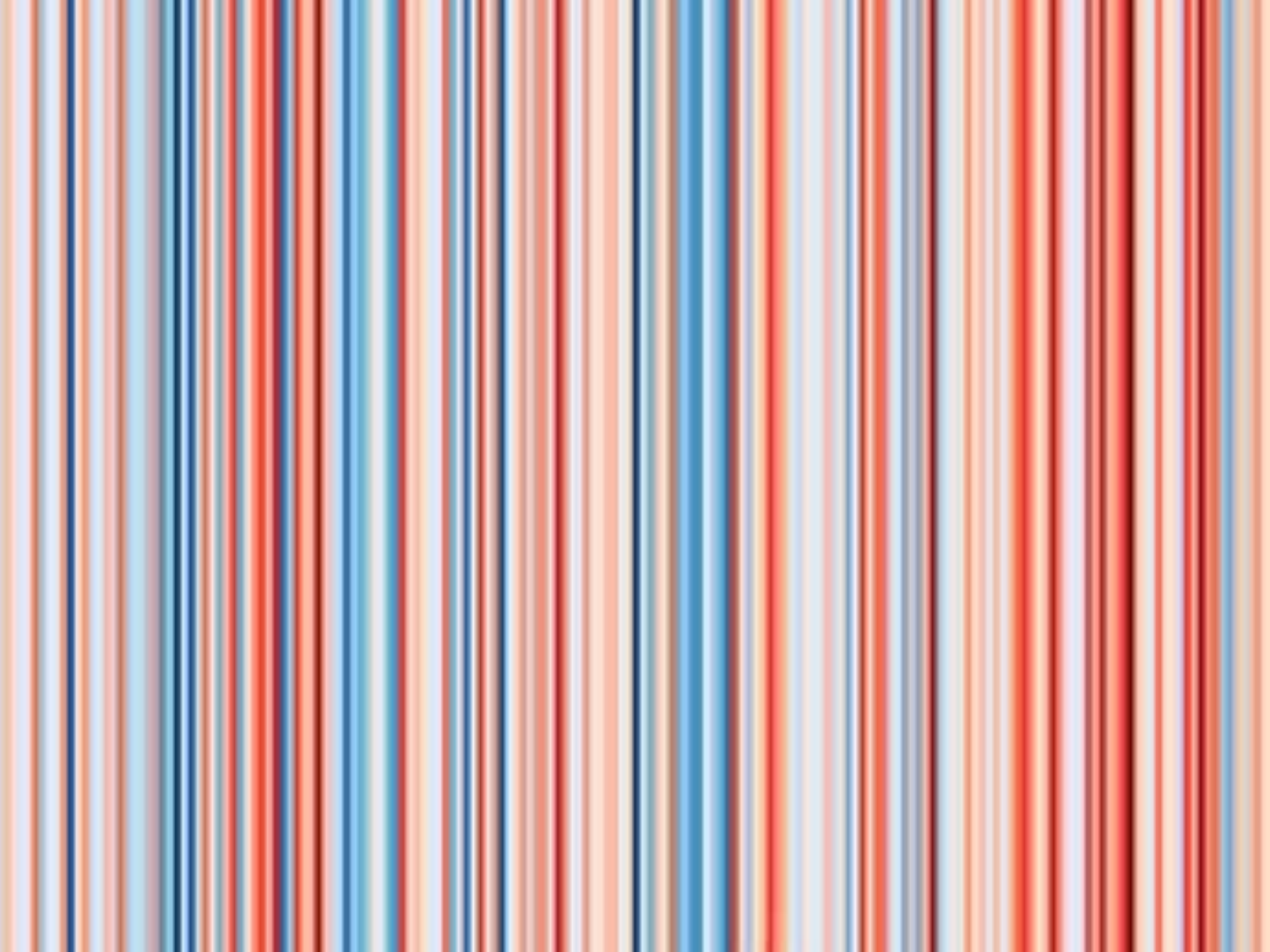
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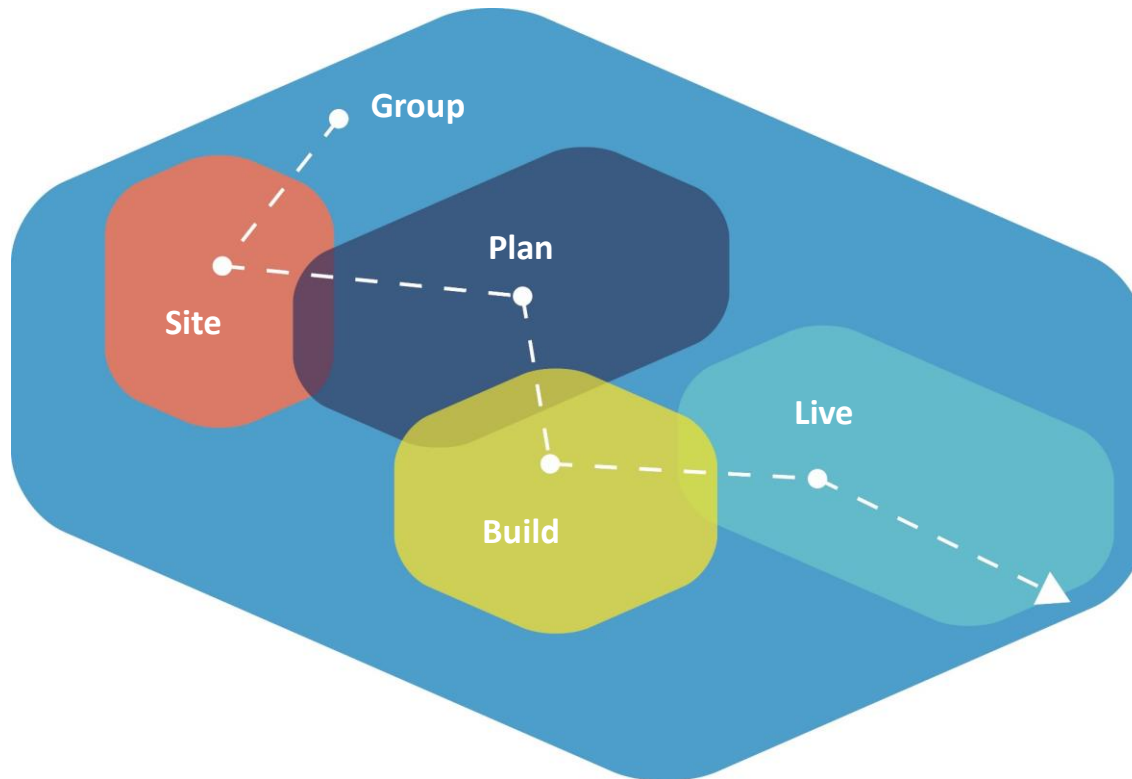


Phoenix Cohousing Group





A “typical” CLH project pathway



AirS rural / community led housing enabling Service

- Raising awareness – community engagement
- Housing needs surveys
- Site identification & appraisal
- Landowner negotiation
- Identifying funding and finance (CLH)
- Identifying a Housing Association partner & others (CLH)
- Community consultations / engagement
- Enabling role – brokerage between all parties

What's special about CLH?

- Genuine and permanent affordability
- Local control - allocations assured - permanence
- Social and technical innovation (MMC)
- Humanising social and physical change
- Income generating & re-investment
- Civic partnerships: citizens and state achieving more than they could on their own
- Long term stewardship of community assets



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