



**Action**  
in rural **Sussex**

# Community led Housing & the Community Housing Fund

---

- What is Community Led Housing
- What are the different approaches and routes to delivery – including Community Land Trusts
- What makes it different
- Community Housing Fund
- Sussex Community Housing ‘Hub’
- Community Led Housing in Rother

# What is Community Led Housing?

1 – Community integrally involved throughout the process.



# What is Community Led Housing?

2 – Presumption in favour of a long-term role for the community.



# What is Community Led Housing?

3 – Benefits to the community are defined and protected in perpetuity.



## CLH is not...

---

- Just a more intensive engagement and consultation.
- A housing association scheme with parish council or community backing.
- Completely different to a conventional housing development process.
- Dependent on free land or unusual subsidy.

# Approaches to CLH

Cohousing

Community Land Trusts

Cooperatives

Self/custom build

Self-help

Cohousing communities are created and run by their residents. Each household has a self-contained, private home but residents come together to manage their community and share activities. Cohousing is a way of combating the alienation and isolation many experience today, recreating the neighbourly support of the past.

# 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.

# Approaches to CLH

Cohousing

Community Land Trusts

**Cooperatives**

Self/custom build

Self-help

Cooperative and mutual housing has a community membership comprising the residents and sometimes other local community members. They democratically control the housing organisation which can result in benefits for members such as a better service and new skills.



# Approaches to CLH

Cohousing

Community Land Trusts

Cooperatives

**Self/custom build**

Self-help

All local authorities have a duty to maintain a register of individuals and groups interested in building their own homes, and to provide enough permissioned plots to meet that demand. Forming people into CLH groups can help to organise and develop their projects.

# Custom and self build



Can be market housing  
Or affordable housing  
Individual build  
Or group build  
Self built  
Or self commissioned

Affordable example  
Individual exception sites (Shropshire)  
Self organized & funded  
Use combinations of lease / 106 /  
covenants  
214 rural planning permissions (2014)  
Could be facilitated by 'umbrella' CLH  
Trust

# Approaches to CLH

Cohousing

Community Land Trusts

Cooperatives

Self/custom build

**Self-help**

“Self-Help Housing” involves groups of local people bringing back into use empty properties. Groups often involve people who can’t afford to buy or rent their own home, and who are unlikely to get a tenancy from a local authority or a housing association.

## CLH - USP

---

- Local allocations assured
- Permanent
- Locally affordable
- Income generating
- Control over location & design
- Creating neighbourhoods
- Sustainability, improved quality of life
- Versatility – housing, social enterprise
- Innovation

## What is a Community Land Trust?

---

A non profit community based organisation that develops housing or other assets at permanently affordable levels for long term community benefit

- ✓ Legal definition in the Housing and Regeneration Act 2008
- ✓ 175 in UK currently, 4 enabling organisations

## CLT – key defining features

---

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

# Community Land Trust self build

St Minver, Cornwall



All shared ownership

No Housing Grant

£85,000 build cost (simple design)

Modest subsidy North Cornwall DC

Managed self build - On time & on budget

# Lyvennet Community Trust Crosby Ravensworth



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

# Lyvennet Community Trust



Photo Cumberland & Westmorland Herald

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

## Keswick CLT

---

- 5 homes for rent @ £500 per month for a 3 bed house
- 5 shared ownership homes @ 50% of £265K
- 1 outright sale –with local occupancy restriction
- Some grant funding (HCA) and Community shares
- Professional team employed by the CLT; Architect, Quantity Surveyor & Housing Association



“Buying from the CLT was the only form of ownership we could afford. The size, quality and affordability has completely changed our lives for the better.”

Gary and Lucie Wilson, Keswick

**2015 on site with 22 more homes  
plus town center conversion to 4 flats**



**Lay people now experts**



## Sussex schemes & CLTs

---

- 15 Local needs schemes in Sussex
  - including Ewhurst, Hurst Green, Brede and Burwash in Rother
- 2014: est. Sussex Community Land Trust Project
- Worked with 10 CLTs across region, including;
  - Icklesham CLT – 15 unit REX site with Hastoe HA
  - Herstmonceux CLT – Community Benefit Society CLT
  - Lewes CLT – 15 unit Self-finish CLT scheme in the town

20 June, 2017









OSTLERS FIELD

20 June, 2017

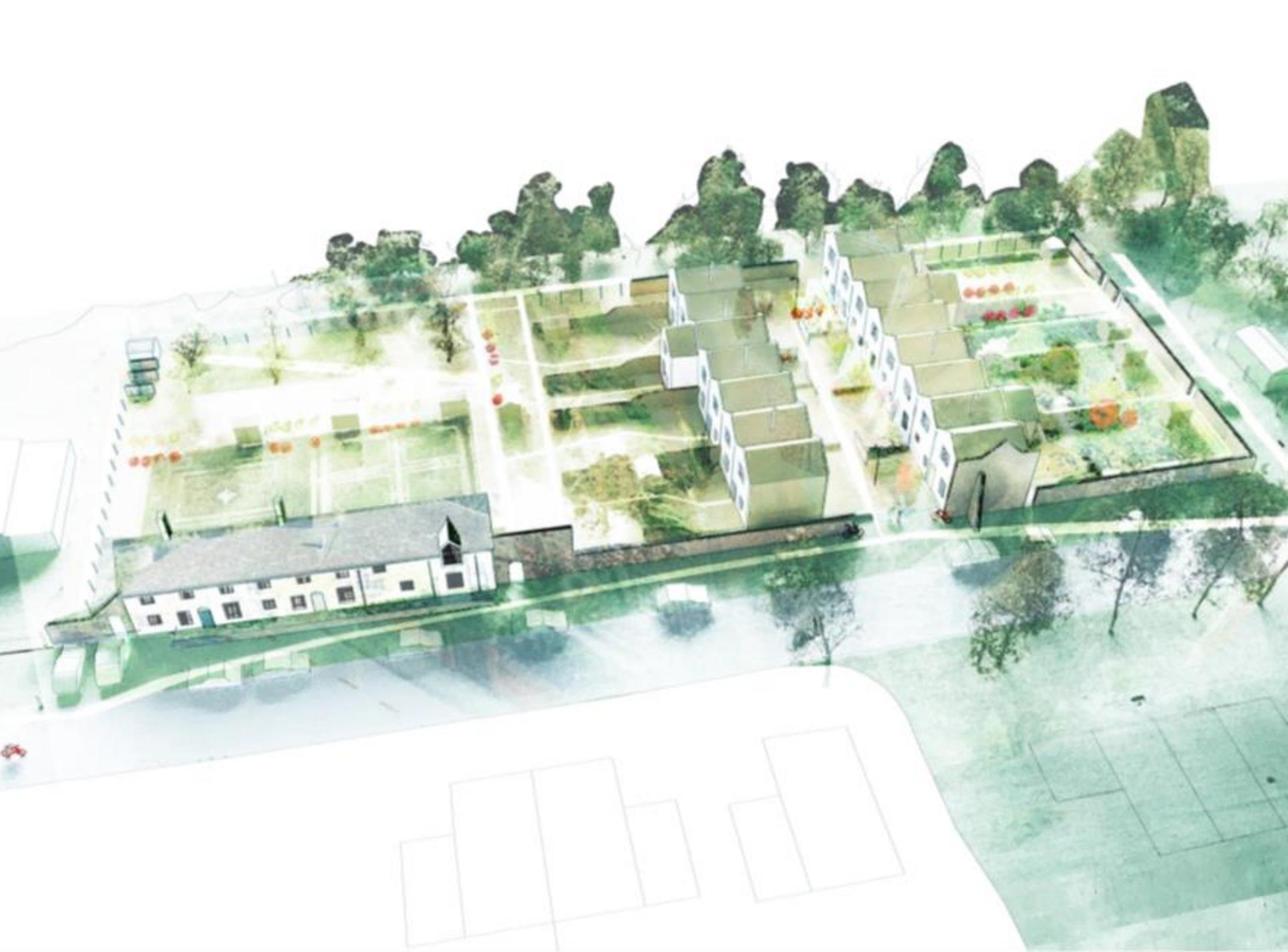


20 June, 2017

# Passiv house - Burwash



20 June, 2017





20 June, 2017

Community Land Trust





## CLTs add value by...

---

- Being locally-controlled / democratically accountable
- Being flexible to meet local priorities
- Creating community support
- Providing locally affordable homes +
- Delivering actions from community neighbourhood plans
- Closer community & landowner involvement
- Generating re-investment for the community
- Enabling the long term stewardship of community assets

# Community Housing Fund

How to get the most from this Community Led Housing opportunity.



## Community Housing Fund - Objectives

---

- “deliver affordable housing units of mixed tenure...”
- “build **collaboration, skills and supply chains** at a local level to promote the sustainability of this approach...”
- “capital investment, technical support and revenue to be provided to **make more schemes viable** and significantly increase community groups’ current **delivery pipelines...**”
- **5 year programme**

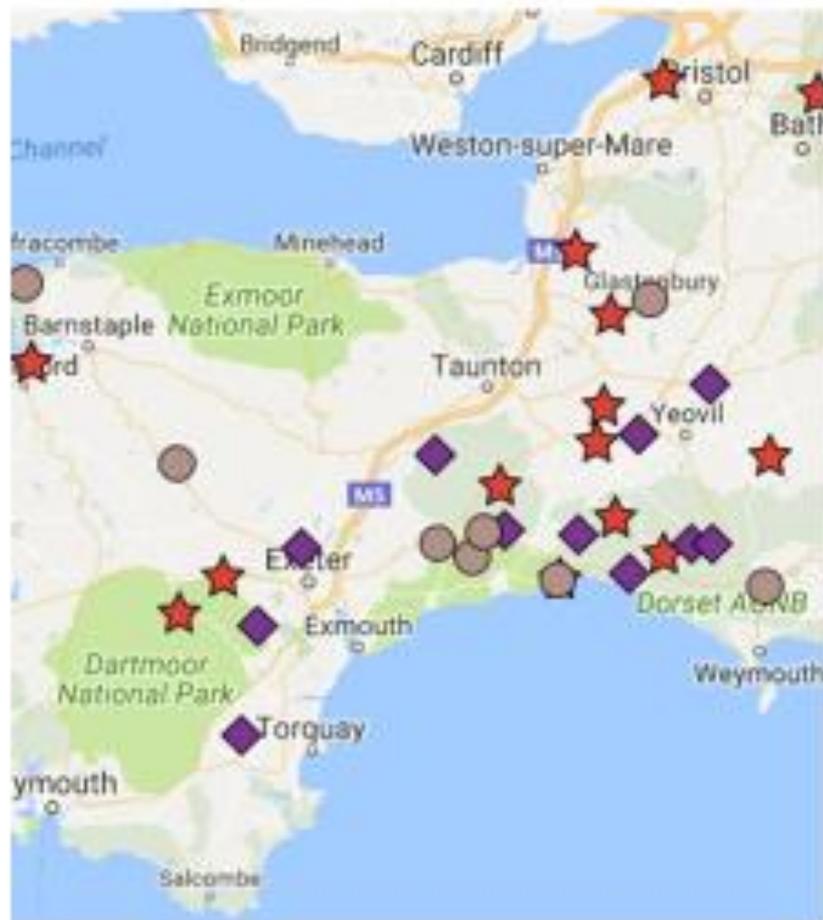
## Using the CHF

---

- ✓ Investment in pipeline projects (capital)
  - ✓ Start up support – advice and grants (revenue)
  - ✓ Strengthening an existing enabling organisation
- “...nurturing a local enabling and support vehicle so that your use of the funding creates a **legacy of delivery capacity** within your authority and in the local community”
- ✓ Collaboration to create a community housing ‘hub’

# Using the CHF – a legacy

Local / regional / national programme



## Sussex Community Housing Hub (SCHH)

---

- Robust business planning and feasibility
- Technical assistance - finance & development issues
- Access funding, grants & loans
- Advise on company forms.
- Link to legal experts and project partners.
- Enabling groups to make informed choices
- Support CLTs, Co-housing, Self-build, Coops etc.
- Guidance throughout

20 June, 2017

## CLH in Rother - 2017

---

- ✓ Icklesham CLT: 15 unit rural exception site scheme
  - partnership with Hastoe HA
  - Est. as a Community Benefit Society: Jan 2017
  - Architect and other professionals appointed, funding obtained for pre-development costs
- ✓ Interest in the model from other PCs in the district
- ✓ Ongoing strong partnership working with Rother DC



**Action**  
in rural **Sussex**