



**Launch of the CCIN Commission's report**

**'Community-Led Housing:  
a Key Role for Local Authorities'**

**Wednesday, 24<sup>th</sup> January 2018**

**@ccinhousing #communityledhousing**





**Co-operative Councils**  
Innovation Network

**Rt Hon Steve Reed OBE, MP**

**Honorary President of the  
Co-operative Councils' Innovation Network**

**@SteveReedMP**





**Co-operative Councils**  
Innovation Network

# **Councillor Sharon Taylor OBE**

**Chair of the Co-operative Councils' Innovation Network  
Leader, Stevenage Borough Council**

**@SharonStevenage**





**Co-operative Councils**  
Innovation Network

## **Councillor Tony Newman**

**Leader, Croydon Council  
Chair of the Housing Commission  
on Community-Led Housing**

**@CllrTony**





**Co-operative Councils**  
Innovation Network

# **HOUSING COMMISSION FINDINGS**

**Cllr Jamie Audsley**  
**Housing Commissioner & Croydon Councillor**

**@JamieAudsley**



# THE HOUSING COMMISSION





# WHAT IS COMMUNITY-LED HOUSING?





# WHAT IS COMMUNITY-LED HOUSING?





# KEY FINDINGS: WHY COUNCILS SUPPORT CLH

1. Housing supply; permanently affordable homes
2. Regeneration; returns empty homes to use
3. Empowers communities: sustainable, cohesive
4. Involves residents in addressing housing need
5. CLH brings resources into the area

# WHAT NEXT?

1. Leadership (political and officer) is key
2. LA policy environment supportive for CLH
3. Land made available through planning policy
4. Council assets: sale, lease or asset transfer
5. Funding: revenue & capital
6. Enabling support – directly or through partners

# WHAT HAVE WE CREATED FOR LOCAL AUTHORITIES?

[www.ccinhousing.co.uk](http://www.ccinhousing.co.uk)

Community-Led Housing:  
a Key Role for Local Authorities



HACT project:  
CLH technical toolkit for  
local government (March  
2018) [www.clhtoolkit.org](http://www.clhtoolkit.org)





EAST CAMBRIDGESHIRE  
DISTRICT COUNCIL

# Community Land Trusts Delivering a solution

Debbie Wildridge  
Head of CLT  
CLT East  
East Cambs. District Council  
24<sup>th</sup> January, 2018





# ECDC context

- \* Delivery of affordable housing through Rural Exception Policy had been limited
- \* Development sites unpopular with 'locals' seen as being done unto
- \* Communities across the district shared similar problems
- \* Keen to facilitate but NOT control

# Why is community-led development an answer?

- \* Projects driven by local communities can:
  - \* Address specific local issues with 'right for place' solutions
  - \* Overcome objections to planning
  - \* Deliver additional growth
- \* Community ownership of assets can:
  - \* Create income streams for local re-investment and long term enduring change
  - \* Build resilient communities with capacity to respond to future challenges



# ECDC Response

## Creating the conditions in which CLTs can thrive

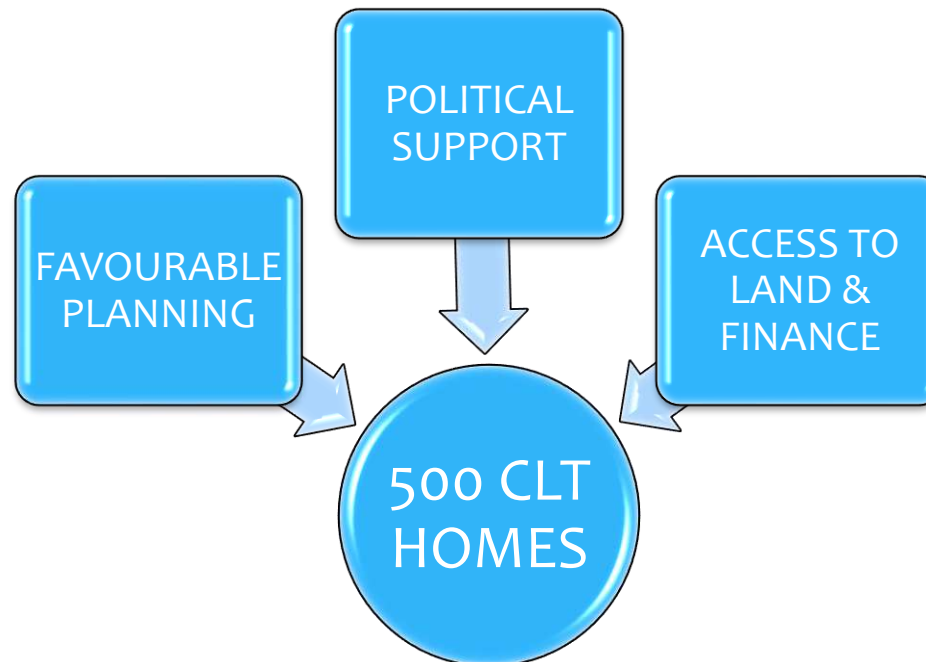
- \* More CLTs
- \* Fit-for-purpose CLTs
- \* CLTs are properly resourced
- \* Framework for sector development – planning SPD
- \* Quicker delivery – Trading Co.
- \* Stronger proposals

## CLTs creating positive outcomes

- \* Additional local growth
  - More houses
  - More jobs
- \* Energised and resilient communities
  - Community owned assets
  - Local decision-making



## EAST CAMBS TRADING COMPANY - KEYS TO SUCCESS





## EAST CAMBRIDGESHIRE – ACTIVE COMMUNITIES



Existing CLTs – Homes under construction

- Stretham (75 homes – 23 affordable)
- Saffham Prior (20 homes - 8 affordable)
- Soham (13 homes – 8 affordable)



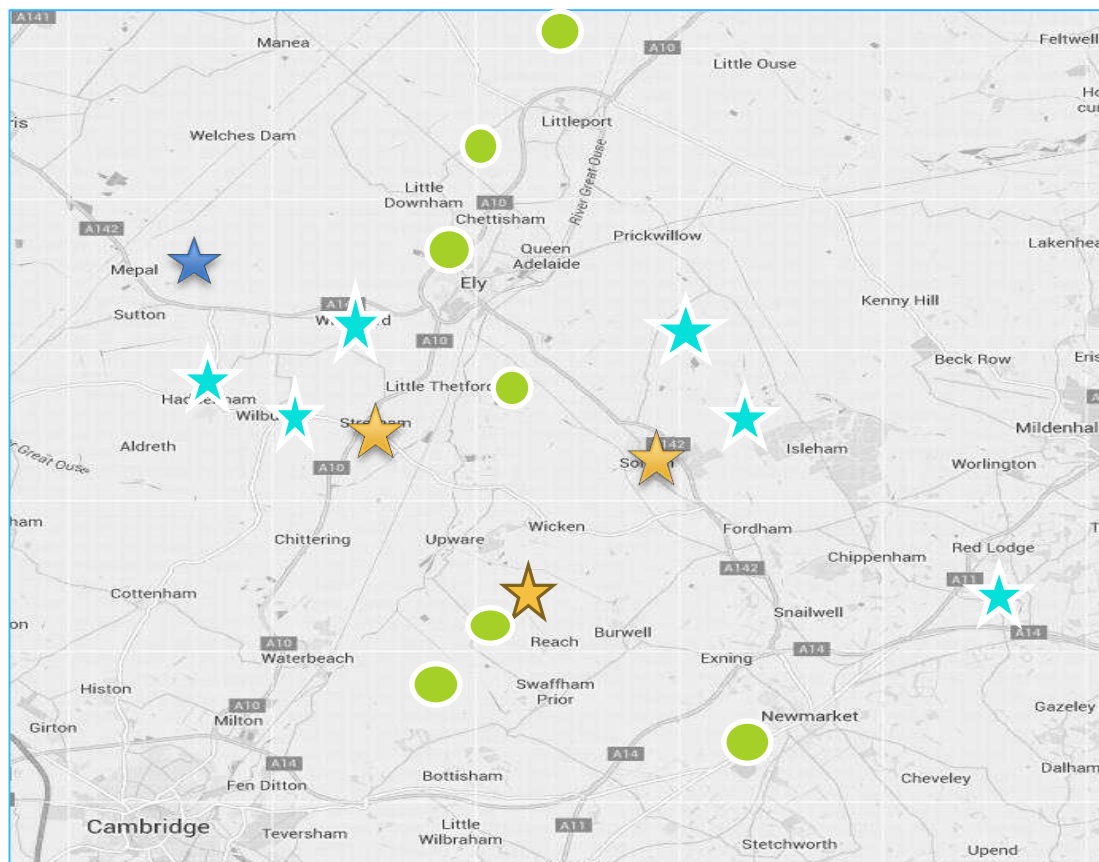
Existing CLTs – Call for land stage

- Witchford
- Wilburton
- Haddenham
- Fordham
- Kennett
- Saffham Bulbeck



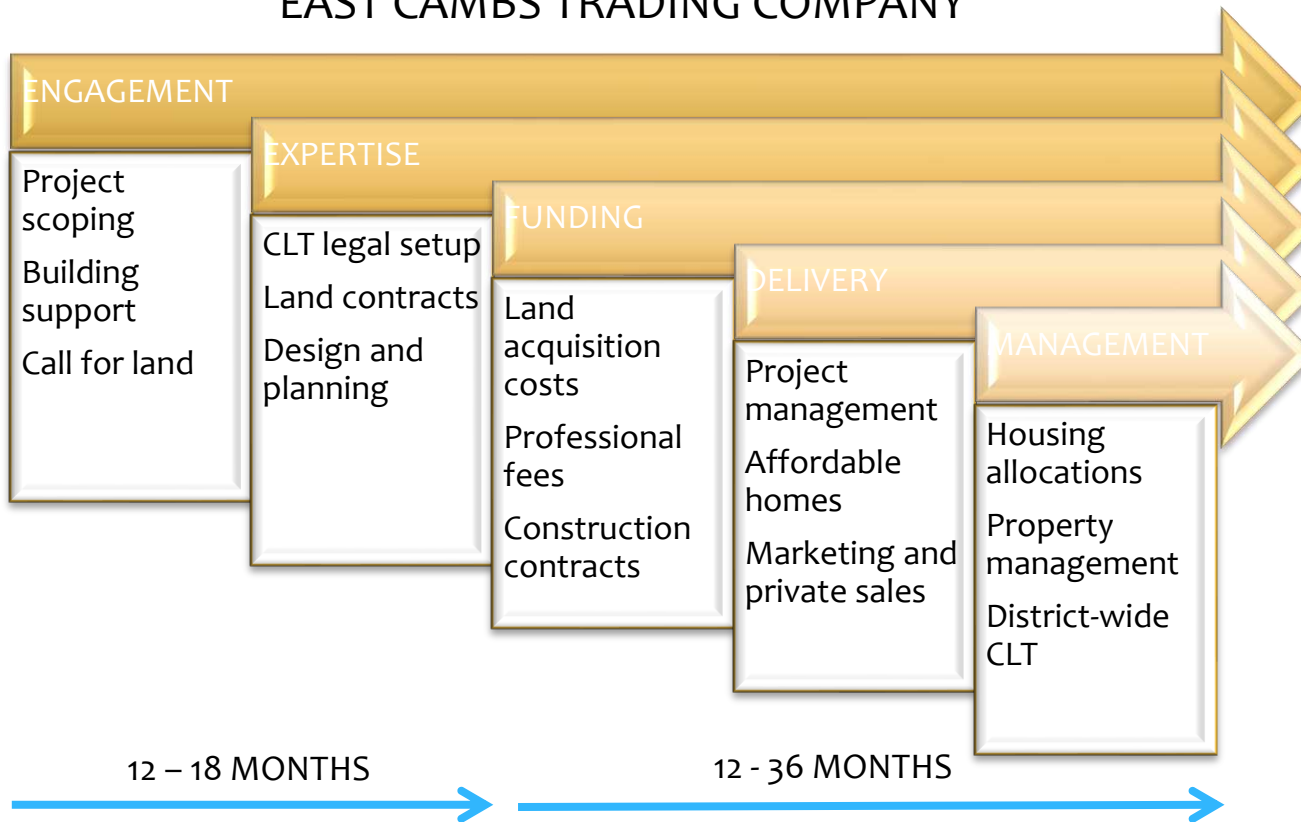
'Opportunity areas'

- Ely
- Littleport
- Little Thetford
- Wicken
- Burwell
- Bottisham
- Dullingham



# COMMUNITY LAND TRUSTS– DELIVERING THE AMBITION

## EAST CAMBS TRADING COMPANY



# CLTs in East of England



Stretham & Wilburton Community Land Trust



Kennett CLT  
Fordham CLT  
Swaffham  
Bulbeck CLT

# **Sarah May**

## **Leeds City Council**

### **Lead for Affordable & Specialist Housing**





# Why is Community Led Housing important to Leeds?

- Offers a dynamic and innovative route to housing growth, contributing towards the delivery of the city's housing target;
- An integral part of a balanced strategy to provide a range of housing options, complementary to that provided by the volume housebuilders;
- Collaboration with the sector is seen as an exciting opportunity, providing a number of benefits for the city as well as increasing community confidence and cohesion;
- There is a growing community led housing sector in Leeds and the Council is committed to support build the sector further, demonstrated by signing up to the CCIN Local Authority Pledge.



# Examples of Community Led Housing activity in Leeds

## Empty Properties

- Third Sector Providers supported through c£900k Right to Buy Replacement Funding to acquire and refurbish 32 units

## Long Term Leases

- LCC has leased 92 properties for 99 years at a peppercorn rent to Third Sector organisations in order to raise finance to acquire and refurbish more long term, empty homes

## S106 Affordable Housing Units

- The Council worked Leeds Community Homes to put arrangements in places regarding the acquisition of the s106 Affordable Housing units at the Climate Innovation District development



# Examples of Community Led Housing activity in Leeds

## Leeds Community Homes

- Vision to support the creation of 1,000 new affordable homes over the next 10 years and currently scoping a demonstrator scheme on construction and tenure types

## Lilac

- The UK's first affordable ecological cohousing project

## ChaCo

- Planning approved for a 34 unit co-housing scheme, with 4 self-build plots
- Site being co-developed with a Registered Provider, who will build an over 55's scheme alongside the community led housing
- Housing Infrastructure Fund bid for to support abnormal and development costs

## New Wortley Community Association

- Ambition to deliver community owned and managed housing in one of the priority social regeneration areas in Leeds, which is ranked as one of the most deprived in the country in the IoMD.



# **Community-Led Housing**

**Nicholas Harne**

**Assistant City Manager**

**Housing Strategy and Renewal**

**24<sup>th</sup> January 2018**

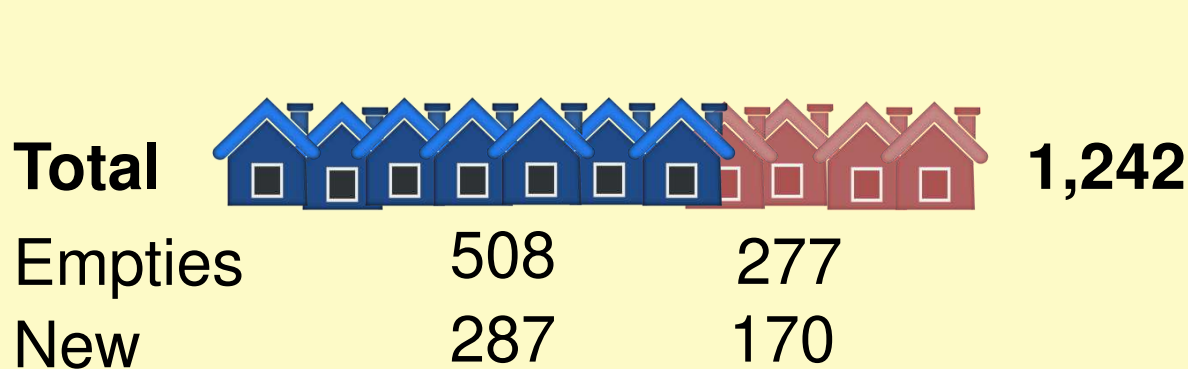


# Why and How?



## Partnerships

- Strategic vision and focus
- Grants
- Loans
- Land
- Enforcement
- Engagement



# Empty Homes





# New Build

Hodson  
ARCHITECTS  
Hugh Webster Housing Scheme,  
Icehouse Road, Hull



# Community-Led Housing in Brighton & Hove

## Past – Present – Future

Martin Reid, Head of Housing Strategy,  
Property & Investment  
Brighton & Hove City Council  
24 January 2018



# Community–Led Housing in Brighton & Hove

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## Past....

- Brighton & Hove City Council has a long history of supporting community-led housing with relationships built over many years
- First wave of self build schemes in 1990s using timber frame construction
- Local housing co-ops buying and leasing properties across the city
- More recent past support for the empty homes community programme led to purchases of houses for local housing co-operatives
- Renewal of lease for twenty years for established Housing Co-op at council site

# Community–Led Housing in Brighton & Hove

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Present. . . .

- Council's Housing Strategy 2015 recognises the community housing sector as a partner in meeting it's priority to 'improving housing supply'
- Community Housing rep on Strategic Housing partnership
- Community-led Housing referenced in the council's adopted City Plan Part 1
- Council's Fairness Commission Report 2016 recommendations on funding, advice and enabling access to sites
- Council support setting up the BHCLT Community-Led Housing Programme through the Community Housing Fund and council representation on the Steering Committee



# Community–Led Housing in Brighton & Hove

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Future. . .

- BHCLT Community-Led Housing Programme staffed and active
- Announcement of further DCLG funding imminent
- Self-build co-op scheme on council land to start on site June 2018 providing 2 family houses and nomination rights
- Council to continue working closely with CLH partners to identify sites and support creative opportunities to provide . . .
- More community-led housing in the city.

Details from: [housing.strategy@brighton-hove.gov.uk](mailto:housing.strategy@brighton-hove.gov.uk)



Wales Co-operative Centre  
Canolfan Cydweithredol Cymru

[www.wales.coop](http://www.wales.coop)/[www.cymru.coop](http://www.cymru.coop)

## We do Wales

Creating a better, fairer, more  
co-operative Wales

## Cymru yw ein busnes

Creu Cymru well, decach a  
mwy cydweithredol



Llywodraeth Cymru  
Welsh Government



**Nationwide**  
**Foundation**



Wales Co-operative Centre  
Canolfan Cydweithredol Cymru

## **Community Led Housing in Wales.**

### **Co-operative Councils' Innovation Network launch.**

Dave Palmer - Co-operative Housing Project Manager  
029 2080 7132

Twitter **@DaveCoHoP**  
[david.palmer@wales.coop](mailto:david.palmer@wales.coop)

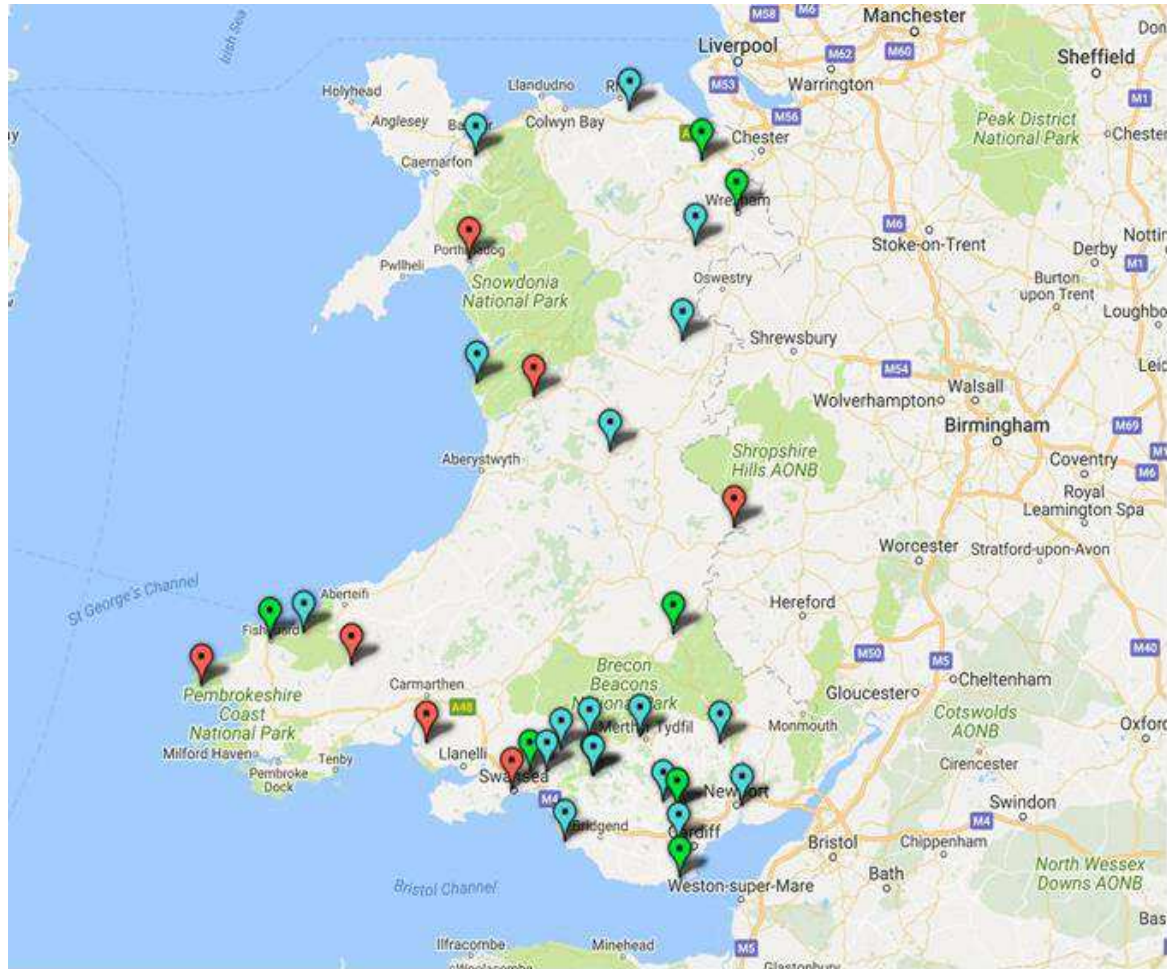




# Successes

## Co- op Housing...

- Supported schemes in 14 of the 22 LAs
- Presented to all 3 National Parks.
- Some of the 11 stock holding LAs have Co-op Homes in their Strategies.







Wales Co-operative Centre  
Canolfan Cydweithredol Cymru

# Progressive!



Loftus  
VILLAGE  
ASSOCIATION  
Est. 2016



Taf Fechan  
Housing  
Cooperative



Old Oak  
HOUSING CO-OPERATIVE



Llywodraeth Cymru  
Welsh Government



Nationwide  
Foundation



**Co-operative Councils**  
Innovation Network

# **Q & A**

**Chair: Rt Hon Steve Reed OBE, MP**







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**Co-operative Councils**  
Innovation Network

**LUNCH**

**Thank you for coming, safe  
journey onwards**

**@ccinhousing #communityledhousing**

