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Developing community-led housing and local authorities

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Where we are – what's possible

- wide range of possibilities
- different tenures, different income levels
- small to larger scale
- new build, empty homes
- generally no more difficult to develop community-led housing than other housing
- local authority limitations

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The Confederation of
Co-operative
Housing

**1,001 co-operative
and community-led
homes: the housing
revolution starts here**



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www.cch.coop/1001co-ophomes

Developing community-led homes

- a) **grass roots self-help development** – excellent when it happens - challenging & takes time
- b) **existing self-help community groups** – also excellent - only so many existing groups
- c) **top down meets bottom up** – local authority and housing association partners deciding a scheme will be community-led and then recruiting and developing founder members

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The challenges

- any new housing scheme has its challenges
- access to land/buildings – a challenge for all
- access to finance – current existing routes
- identifying & developing the people and them being in the right place at the right time
- identifying the right support to develop the community-led aspect of schemes
- perceptions of the sector

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Local authority support

a) enthusiastic and proactive

Redditch; Bristol; Leeds; Cherwell & South Cambridgeshire; Denbighshire

b) enabling it to happen

Carmarthen; Cardiff

c) going along with it

other partners making it happen

d) what's community-led housing?

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Local authorities - how can they help?

Unprecedented limitations for local authorities

Identifying ...

- community-led housing in the housing strategy
- potential sites & planning issues
- initiating schemes – making them happen
- partner housing associations/developers
- local needs and potential founder members
- using borrowing powers & financial instruments

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Some policy developments

In England:

- exemptions for co-ops & community land trusts from Right to Buy, rent reductions & LHA caps
- £60m per annum rural & coastal second homes fund for community-led housing
- custom build registers and serviced plots
- developments in neighbourhood planning
- development of Combined Authorities

In Wales:

- an ongoing Welsh Government commitment

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**It is possible to meet local authority objectives
through community-led housing**

**How can our sector help
local authorities to do that?**

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