



Tollesbury Community Presentation: Affordable Homes for the Community by the Community

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Community Led Housing

Community led housing projects share 3 common principles;

1. Open and meaningful community participation and consent takes place throughout the process.
2. The community group or organisation owns, manages or stewards the homes in whichever way they decide to.
3. The housing development is of true benefit for the local community, a specific group of people (an intentional community), or both. These benefits should also be legally protected in perpetuity.

What is Community Led Housing (CLH)?

Community-led housing is housing which is built or brought back into use by local people.

- The 'community' can be the area of benefit or related to interest / values
- Properties built can be new or brought back into use/ renovated / re-purposed
- Projects managed by local people with democratic and open governance
- Applies in both rural and urban areas
- Involves active engagement from all areas of the community of benefit
- Self managed for the benefit of the community or partner with a Registered Provider
- Independent, not for profit organisations
- Can cover the whole range of affordable – including linking to local incomes



Why Community Led Development?

Stronger communities

- Community cohesion builds a lasting legacy
- Genuine influence over local development (design, location, scheme delivery)
- Active citizens working together
- Assists those on self build register

Assets

- Meeting local needs by creating community-owned assets that produce income for local projects
- Affordable property for local people

Delivery

- Accelerate and grow housing supply and choice
- Support local economies, skills and smaller builders
- Strong supportive partnerships
- Can lead to exemplar / high environmental design standards



What can communities do?

Own/manage land and property

Create assets to generate income

Re-invest surpluses locally

Benefit present and future generations

Provide homes, workspace, green assets,
renewable energy, learning opportunities



Popular Models of CLH

- Community Land Trusts
 - A CLT is a non-profit, community-based organisation run by volunteers that develops housing or other assets at permanently affordable levels for long-term community benefit.
- Cohousing
 - Cohousing is when a community works together to build a neighbourhood based on certain values. These values are often linked to one agreed way of living.
- Housing co-operatives & Tenant Controlled
 - A housing co-operative is a not for profit housing organisation that is managed and owned by its members.
- Self-build & Custom / Self finish / Self help
 - Many community-led projects are self-builds, as locals often do the organising and some of the building on their own
 - Self-help housing is where empty houses are restored, making opportunities for training and volunteering.

OR a blend of any of the above!



Community Land Trust

- CLTs range in size, can be rural or urban and provide a variety of housing tenures as well as other community facilities, including workspaces, energy generation, community food and farming.
- A CLT is a not for profit organisation, any profits goes back into the organisation, to be used for a new project for the CLT.
- Some of the most successful CLTs have benefited from partnering with a not-for-profit housing association to develop and manage their homes.



Lavenham CLT, Suffolk
PEEK CLOSE DEVELOPMENT – COPYRIGHT BRYAN PANTON

Cohousing

- Cohousing communities are created and run by mindful residents. Each household has a private home as well as a shared community space. Residents come together to manage their community, share activities and eat together.
- It is a way of tackling the loneliness many experience today and provides them with a community spirit.
- These groups can welcome people or families of all ages and backgrounds. However, they may cater to certain groups of people with a common interest, such as women or LGBT groups.



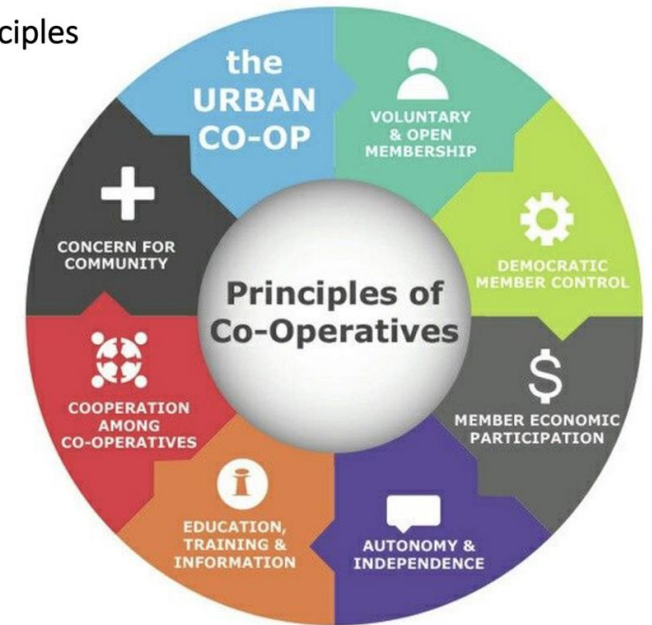
Cannock Mill Co-housing,
Essex
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Cooperative Housing

- A co-operative housing scheme has a community membership. Those who live in the homes they develop are encouraged to become members.
- This membership holds meetings to control the co-operative.
- Co-operative housing organisations:
 - may own and/or manage their homes
 - can be small or large
 - can be developments where people live together OR a close group of separate homes
 - may have a variety of different ways of achieving their objectives

Residents are in control of their housing and manage homes fairly. They are also given security and pay fair costs.

Seven coop principles



Self and Custom Build

Self-build housing is housing that has been created from scratch – also known as new-build properties.

The **National Custom and Self Build Association (NaCSBA)** – defines this as:

- Projects where someone directly organises the design and building of their new home.

This covers many projects. For example, it may include a 'DIY self-build' home, where the head chooses the design they want and does most of the building work themselves.

However, self-build also covers projects in which the head arranges for someone to build their home for them – kit home companies.

Many community-led projects are self-builds, as locals often do the organising and some of the building on their own.

This type of housing is more common in Europe and provides more options for meeting housing needs and the needs of locals.

- Includes Self Help housing where empty houses are restored, giving opportunities for those in need of housing to access skills and training which enable them to access the housing they need.



Broadhempston CLT, Devon



Lavenham CLT, Suffolk

- Aspiration from a Neighbourhood Plan
- Redundant transport depot on edge of village
- Negotiating transfer to CLT for £1
- Affordable housing – 18 new homes
- Owned by CLT and managed by Housing Association (Hastoe)



Lavenham CLT, Suffolk

PEEK CLOSE DEVELOPMENT – COPYRIGHT BRYAN PANTON

<http://lavenhamclt.onesuffolk.net/>

Need for affordable housing for local people

Meet local needs e.g. older people

Appropriate development

Community-led



Thaxted CLT, Essex

- Aspiration from a Neighbourhood Plan
- Lease Parish Council owned land
- Working partnership with English Rural
- 4 units of mixed size
- Affordable rent prioritised for local people
- Rural Exception Site



Cannock Mill Cohousing, Essex

- Mutually supportive cohousing group in Colchester
- Shared values and aims - “living lightly”
- Building low energy and environmentally friendly homes (living green roofs, renewable bamboo kitchens, Passivhaus standards)
- Shared ‘common house’, land and facilities
- 23 new homes, a mixture of one and two-bedroom flats and 17 two and three-bedroom houses, some with garages.



Cannock Mill Co-housing,
Essex

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<http://cannockmillcohousingcolchester.co.uk/>



Yorspace Cohousing – York Self & Custom Build

“We’re building a tangible solution to York’s housing shortage – by creating financially and environmentally sustainable homes designed to deliver a real sense of community”

Yorspace Co-housing community

- York City Council owned site
- Planning permission includes 19 plots for Cohousing scheme
- Communal kitchen and dining space
- Mutual home ownership model



<https://yorspace.org/>



Stretham & Wilburton CLT, Cambridgeshire



- With the support of Stretham and Wilburton Parish Councils, in October 2012 SWCLT was incorporated as a charitable Industrial and Provident Society with a view to providing more affordable homes in the area.
- From a 75-dwelling site, 23 affordable homes (primarily rent & also shared ownership were transferred to the CLT for those with a local connection to the parishes.
- Other benefits;
 - New GP surgery
 - Workspace
 - Village Green
 - A woodland walk

<https://www.strethamwilburtonclt.co.uk/>





CITU Leeds

- 16 affordable homes transferred to Leeds Community Homes (CLT in own right but also a hub of advice and support for other groups)
- For social rent and Discount Market Sale. <https://citu.co.uk/>



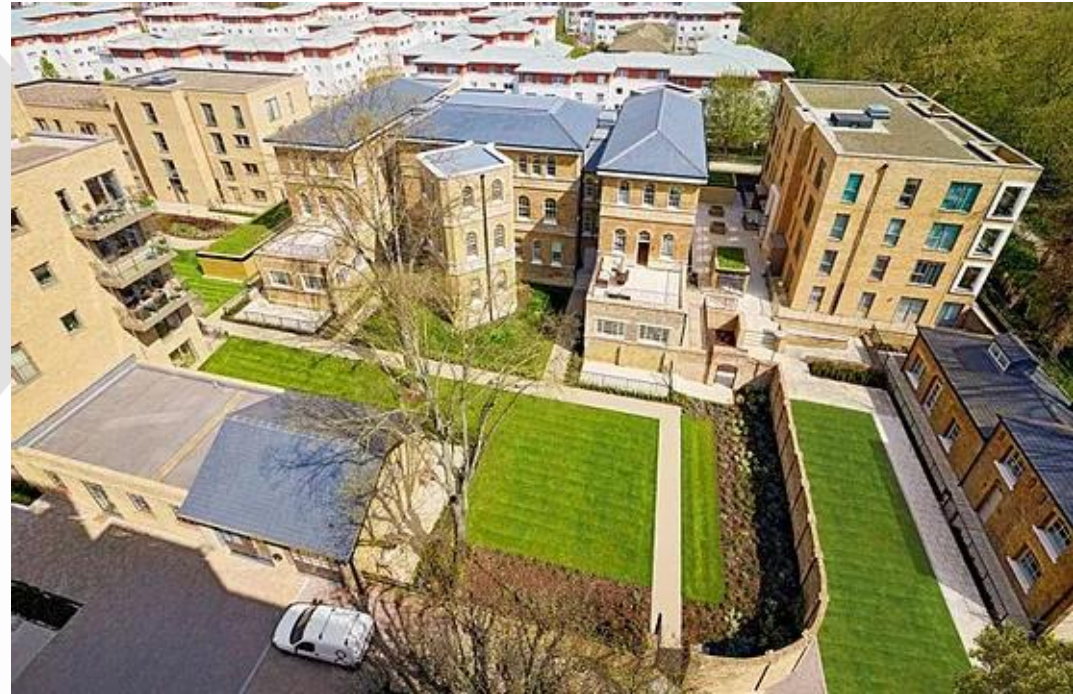
Tattenhall CLT, Cheshire

<https://tattenhallpc.co.uk/the-parish-council/community-land-trust/>

- 4 x 1 bed homes, for social rent (one will now be a bungalow)
- Old garage site in middle of existing housing estate
- Freehold transferred to CLT for £1
- Looking to partner with RP to develop and manage the site
- S106 funds from local authority earmarked to help fund the site
- Dedicated LA CLH Planning Officer to smooth processes
- Just achieved planning permission!



St Clements – London CLT



- Ex-psychiatric hospital site
- 252 new homes – 35% affordable including 58 for social rent and 23 homes for London CLT
- Cost of the CLT homes are determined by the trust based on average local wages. Prices are linked to earning, not the market rates, so remain permanently affordable.



London CLT – Brasted Close



11 new homes will be built on a garage site in Sydenham and existing residents will be involved in the process.

The homes will be genuinely affordable and protected in perpetuity.

<https://www.communityledhousing.london/project/brasted-close/>

- Out of the 17 garages on the site in Sydenham, only 4 were let to residents of the estate.
- The Council wrote to all garage tenants advising them of the proposal and informing them of other garage locations.
- Following community engagement with the LA, residents and neighbours, a Steering Group was formed.
- The CLT homes at Brasted Close will be for sale, priced according to local earnings, ensuring that local people are able to live in the local area
- They will be sold at 40-50% off full market price





OWCH Co-housing - New Ground, High Barnet

UK's first senior co-housing community – based on evidence that elderly co-housing can reduce the need for health and social care services.

- 25 self contained flats with shared communal facilities and gardens
- 17 flats are owned by their occupants, 8 are for social rent

<https://www.owch.org.uk>



Bunker Coop, Brighton

- Bunker members are self-building their houses, with the help of architects and other construction professionals.

<https://youtu.be/UzhFDZMpMrc>

- They are using a modular system and a CLT (Cross Laminated Timber) super structure.
- Run as a co-operative, the rent will be just £1,000 a month, per three bedroomed family home.
- The co-operative will own the houses, which will be on a site leased from Brighton & Hove City Council (BHCC).
- Any residents will be members of the co-op and both landlords and tenants.

<https://bhclt.org.uk/>



Broadhempston CLT, Devon

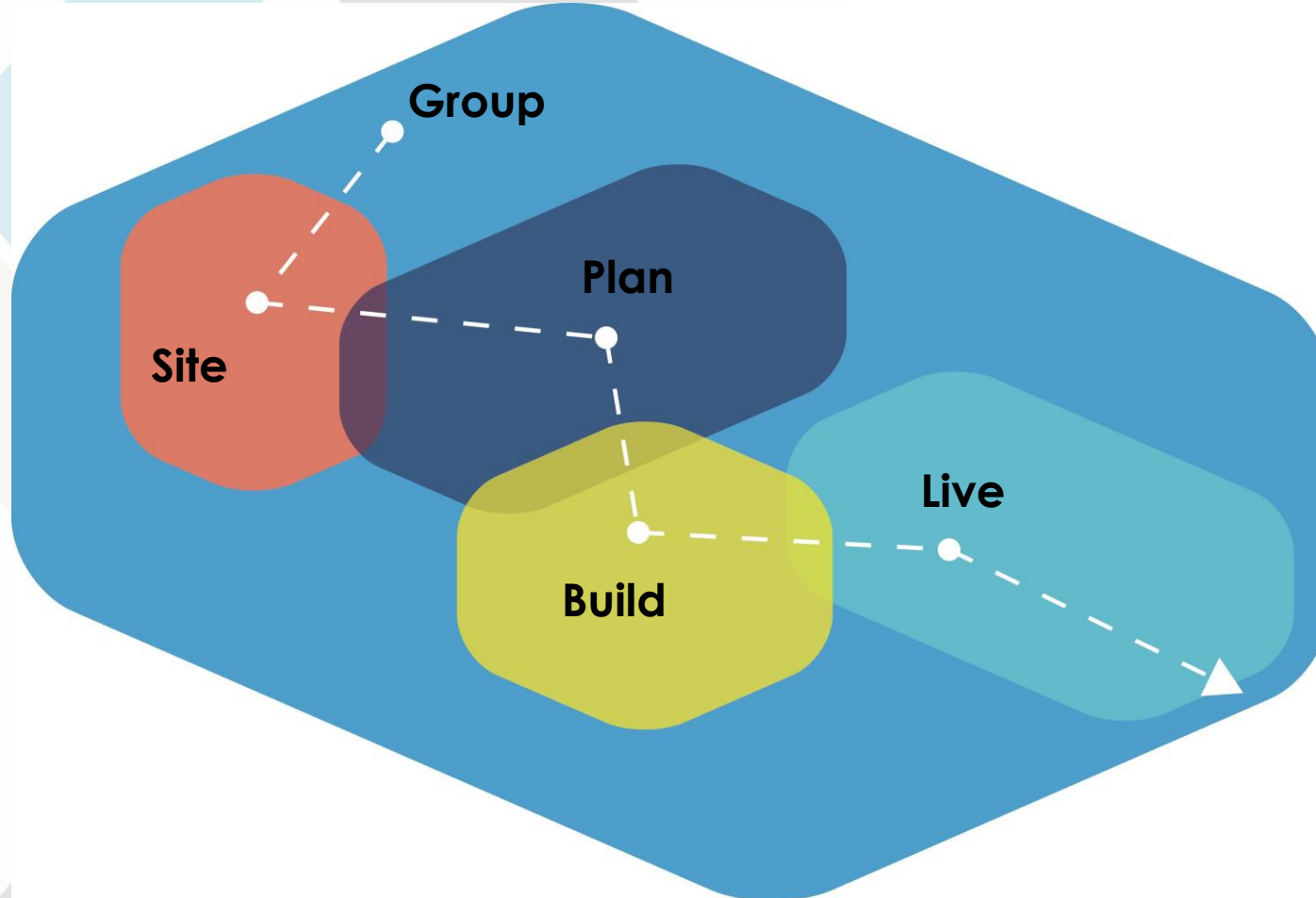
- **6 families** came together because they could not afford to buy their own home and wanted to stay locally close to family roots and community networks.
- In 2014 they obtained planning permission from Teignbridge Council to develop **6 affordable, self-build, eco-houses**.
- Broadhempston CLT obtained funding from LA to purchase the land and start the development
- 3 of the residents have written a book about their self build journey called "Self Building Easterways"

<https://broadhempstonclt.com/>



Community led process

Total Process



CLH Group

Community-led housing group needs



Your group is strong, energetic and makes consistent progress



You have clear shared vision and values reflected throughout your plans



You have a viable business case and financial plan for the project you want to deliver



Your level of organisation is robust enough to carry the project



You have a clear set of requirements for the property or land you are seeking



How to start a Community Led Housing Project

Five steps you'll need to take, and it's really important to take your time and get this right:

1. Form a steering group.
2. Decide what your purpose is.
3. Recruit more people.
4. Develop a business plan.
5. Incorporate your group.

Find like minded people!

- Anyone can begin and deliver a community-led housing project - you don't need to work in the housing industry.
- CLH groups are often run by dedicated volunteers with strong partnerships of professionals supporting all areas of the project

Define your community!

- Whichever form of community-led housing you choose to deliver, it is up to the members of the group to choose which group of people it will serve.
- Normally, this relates to an area in which people live and work. It is often a council boundary but can also apply to a neighbourhood.



Vision, Objectives & Outcomes

- What does community mean to you?
- What does Tollesbury mean to you?
- Why community led housing?
- Who is this project for?
- Just housing or something else?
- What are your 'red lines'?



Why include CLH in Neighbourhood Plans?

- CLH can be a natural outcome from a Neighbourhood Plan
 - Answers the 'what next' question
- Community support for a project could already be evidenced
- Potentially already identified a local housing need
- Often evidence of high quality design & environmental standards
- Connections already made with Local Authority and the process often involves acceptance of projects or aspirations from the community
- Landowners may have already come forward as a result of site finding / site investigations already taken place in the process.



Lavenham Neighbourhood Plan



<http://lavenhamclt.onesuffolk.net/>



Thaxted Neighbourhood Plan



<https://www.facebook.com/ThaxtedCLT/>



Key questions to consider

- What is the need for this type of project/housing?
- Are there already active community organisations undertaking development in your area?
- Are there any of the potential sites suitable and available for community led development? (site options/call for sites)
- Has there been robust community engagement to establish support for a community led scheme?
- How will we fund this project?
- Have we got clear vision and objectives?
- Have we engaged at an early stage with the local ward members / Maldon District Council? How does it comply with planning policy?



Other things to consider

- Financial planning for future sustainability
- How many homes are needed? What tenure / type of property? (evidence)
- Who will manage the properties?
- Do you want to work in partnership with others such as with housing association?
- How important is design?
- Environmental considerations?
- Allocation / Local connection criteria
- What is “affordable” in this area?
- Future community engagement
 - Other opportunities / community leaders



We can help you with...

Getting Started

- Forming a group
- Community engagement
- Membership
- Vision & Objectives
- Legal incorporation
- Identifying housing need

Development

- Site Finding
- Access to development partners – architects, Housing Associations, builders etc.
- Local Authority considerations
- Help with Local Plan policies

Funding

- Funding opportunities
- Grants
- Loans
- Community Shares
- Cross Subsidy

Business Planning

- Writing a business plan
- Viability and feasibility
- Tax
- Risk management

Governance

- Board formation
- Conflict resolution
- Equality and diversity
- Skills audit

Communications

- Reaching your community
- Social Media
- Posters / articles
- Engagement opportunities

The future of the project

- Life beyond the development to ensure future sustainability
- Housing, asset and risk management.

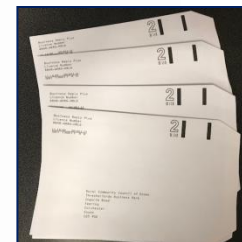


Identifying Local Housing Need

Housing Needs Survey



- A **Housing Needs Survey** can be the first step towards making a local scheme happen, engaging with the whole of the local community to assess current and future housing need – Coming your way soon!
- A **questionnaire** is distributed to every household in the parish with the aim of identifying local housing need. (Online survey available too)
- Everyone is given the opportunity to state if someone in their household requires alternative accommodation in next 5 years.
- The survey identifies not only if there is a need but indicated number, size and tenure of homes required.
 - It also asks regarding support for different types of homes and schemes
- A report is produced providing a detailed account of the results plus parish specific recommendations. It is recognised as evidence by local authority.
- Tollesbury Climate Partnership questions included

A printed questionnaire form for the Housing Needs Survey. It includes sections for personal details, housing needs, and a table for recording responses. The form is titled 'Housing Needs Survey' and 'A PARISH'.A printed questionnaire form for the Housing Needs Survey, similar to the one on the left, but with a different layout and branding. It includes sections for personal details, housing needs, and a table for recording responses. The form is titled 'Housing Needs Survey' and 'A PARISH'.The cover of a report titled 'Housing Needs Survey' for 'A Parish' in November 2017. It features the RCCE logo and a photograph of a house. The text on the cover includes 'RCCE Rural Community Council of Essex' and 'Housing Needs Survey'.

Contact to find out more

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<https://easterncommunityhomes.com/>

