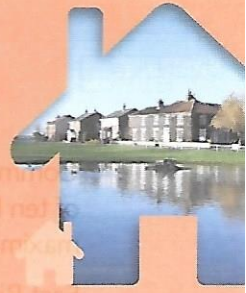


Factsheet Five

COMMUNITY-LED HOUSING

- TYPES OF COMMUNITY-LED HOUSING



Community-led Housing is designed and managed by local communities and built to meet the needs of the community – not for private profit. There are lots of different models of Community-led Housing:

- 🏠 **Co-Housing** (new housing for a group of like-minded individuals who want to buy or rent their own home but want to include opportunities for social interaction and provide shared amenities)
- 🏠 **Self-build housing** (new housing built on individual plots that comply with overall design guidelines but give plenty of freedom for individual design wishes)
- 🏠 **Cooperative and tenant controlled housing**
- 🏠 **Community Land Trusts** (Community Land Trusts (CLT) are a form of Community-led Housing, where local organisations are set up and run by 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.)
- 🏠 **Project run by a community anchor organisation** - (Parish Councils, Community Group, Village Hall Committees etc.)

Community-led Housing is a way for local communities to provide their own decent and affordable homes. Community-led Housing is often designed to help certain groups – for example young people, older people, or those in need of affordable family homes. It's often eco-friendly and sustainable.

Housing can be rented to local people at affordable rates which are kept low over the long-term.

Community-led Housing is intended to bring social and economic benefits to local communities through the provision of housing which the local community has played a significant part in identifying the needs and type of housing, developing ideas, potential design or layout and working with experts to deliver the scheme.

This initiative is designed to provide Community Affordable Housing which is kept in perpetuity for the community, so that it can be used again and again for people who have a connection to the community. This can help them get onto the property ladder, as there is a range of ownership models that can be used, all of which are based on affordability. So it is quite different from those being provided for market sale at a reduced price.

This scheme can offer a wider range of housing types all with affordability built in, and could include bungalows for older/disabled residents, self-build properties, flats as well as conventional two/three bedroom properties for young families. It all depend on what is required. Bringing back empty homes into use can also be included. Community-led Housing is safeguarded from the Right to Buy.



Community-led Housing, particularly in rural communities would provide small developments of homes, of ten houses or less, although East Riding of Yorkshire Council's funding scheme will provide for up to a maximum of 25.

East Riding of Yorkshire has funding for this type of development through the Community Housing Fund, which will help the community to ascertain the housing needs in their community and work up a proposal for the type of development wanted and where it might be located in the community.

There is also money provided by central government to a range of organisations, who can help finance the purchasing of land and building of homes at present, as long as they are done as Community-led Housing. So this means that it is a good time to consider this type of scheme/activity.

The current Community Housing Fund, from East Riding of Yorkshire, through its stage one process, provides communities the opportunity to test the housing needs of the local community and then decide whether to move forward to Stages two and three or stop at the first stage. Up to £4,000 is available for this and would help aspiring groups to test the water. More information is available from Humber & Wolds Rural Action.

To learn more about the scheme or to
have an informal chat please contact:

Peter Hirschfeld at Humber & Wolds Rural
Action who are providing the community
support for this scheme.

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