

Community-Led Housing

Can we help you?

Can local residents afford to live and stay in your area? Are enough suitable homes being built for younger people or for those who wish to downsize? Do you want to provide new suitable affordable housing for your community? Community-Led Housing is a real alternative to developer-led housing through empowering community groups to meet their own housing needs.



COTSWOLD
DISTRICT COUNCIL



Forest of Dean
— DISTRICT COUNCIL —

Community Led Housing - Can We Help You?

Across the country, Community-Led Housing schemes are delivering new housing to meet the needs of the local community, homes that will be owned or managed by the community. Community-Led Housing involves local people playing a leading and lasting role in solving local housing problems, creating affordable homes and strong communities.

Community-Led Housing schemes provide good quality homes for rent, sale or part-buy which are affordable for local people. Local people come together to identify what type of housing is most needed and determine which members of the local community aren't already being catered for in the local housing market. This can include providing housing for yourself and others in your group, such as with cohousing or group self-build.

Community-Led Housing is a practical and rewarding alternative and we're here to give any advice or practical support you might need.

The core principles of Community-Led Housing are:

- *The community having meaningful involvement in key decisions throughout the development process and beyond*
- *The community determining the way in which they will hold the homes in stewardship, including ownership or management*
- *The benefit to the community being clearly defined and legally protected in perpetuity*

Every Community-Led Housing scheme starts off with different first steps. When it comes to Community-Led Housing, there is no 'one size fits all' approach. It could be on land owned by a Community Land Trust; it could be a housing co-operative or a co-housing scheme; it could be a group self-build scheme; it could be provided in partnership with an established landlord such as a Housing Association or a private land owner or developer..... but in all cases, it is housing for local people that has been driven by the community itself. So much choice can be confusing, but we're here to help community groups make sense of the various options when deciding what's right for the group and the type of housing they are hoping to provide.



Typically Community-Led Housing schemes are:

- *Providing homes for the long term benefit of the community – whether that's income from rents (or ground rents) going back into the community or homes for sale kept at affordable prices in the future*
- *Democratically controlled by a local independent not-for-profit organisation, often one specially created for the scheme*
- *Creating affordable homes for rent, sale or shared ownership which shall remain affordable for local people into the future*
- *Ensuring that key decisions are made by the community – from identifying a suitable site, the design process, through to how the new homes should be allocated*

If you want to find out more about Community-Led Housing and the different types, please visit the websites listed on the back of this leaflet.

You can help your community and we can help you

To drive forward a Community-Led Housing proposal, you'll need enthusiasm, energy, time and the support of the wider community around you. If you can provide those, we'll help you find the professional help, technical expertise and funding you'll need to make it happen.

- *We can help you with the local housing needs information you will need to support your project, such as commissioning a new local housing needs survey*
- *We can help your community group tailor new housing to meet local identified needs*
- *We can help your group decide which model of Community-Led Housing best suits your needs*
- *We can help you broker links with relevant partners such as a Housing Association*
- *We can help you navigate through the necessary formal processes to get your project off the ground*
- *We can help you find sources of funding (and we might be able to provide some funding ourselves)*
- *We can help you get in touch with other community-led groups so that you can learn directly from their experiences (or vice versa!)*

We can support your group through the process, BUT what we can't do, is do it for you.



Can We Help You?

If you are interested in getting involved in Community-Led Housing in the Cotswold District or the Forest of Dean District and would like some advice on how to get started, please contact the Community-Led Housing team:

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If you want to find out more about the different approaches and types of Community-Led Housing here are some useful websites:

Community-Led Homes:

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

The UK Cohousing Network:

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

The National Community Land Trust Network:

<http://www.communitylandtrusts.org.uk/>

The Confederation of Cooperative Housing:

<http://www.cch.coop/>

UK Mutual Homeownership Societies:

<https://ukmhos.weebly.com/>

Self (& Custom) Build Portal:

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

Self-help Housing:

<http://self-help-housing.org/>

The Almshouse Association:

<https://www.almshouses.org/>

