



Factsheet

Community-Led Housing Process

Wiltshire Community-Led Housing is an independent support service for organisations who want to learn more about Community-Led Housing in Wiltshire and Swindon.

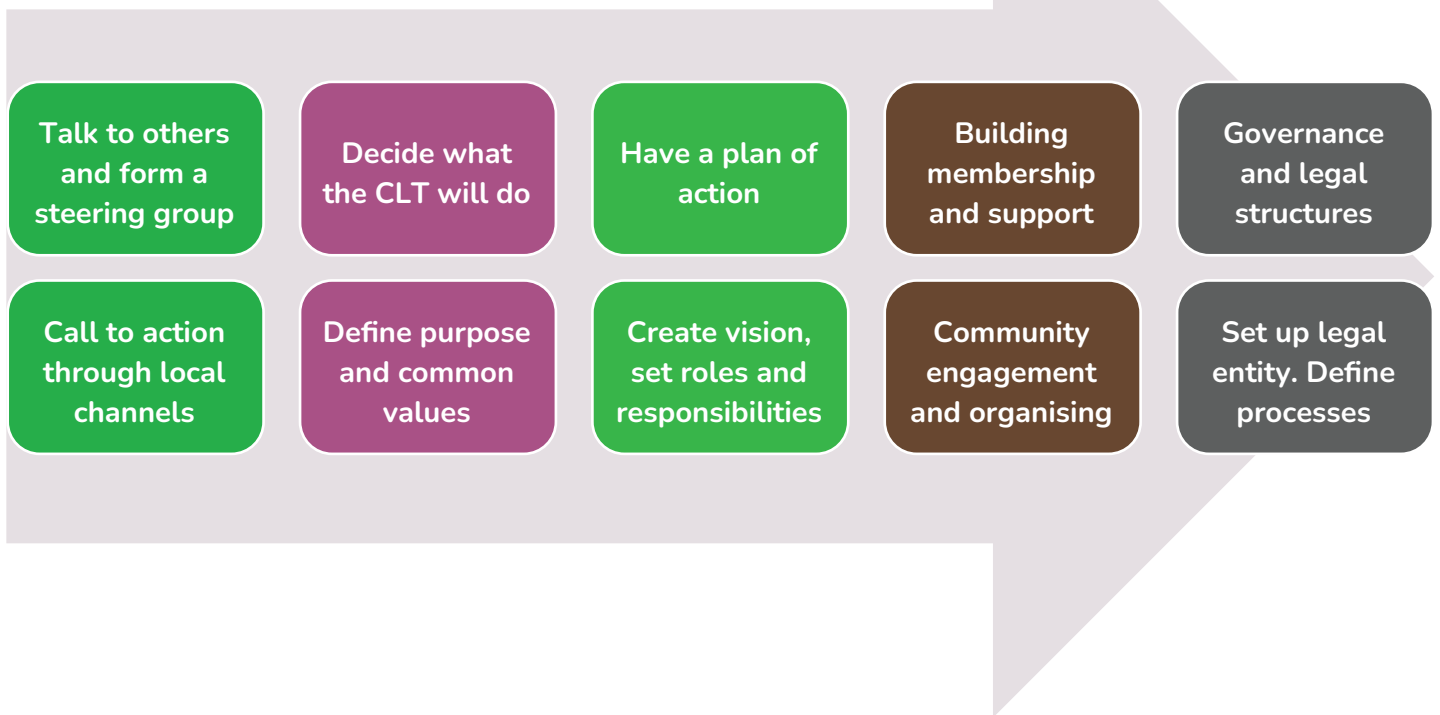
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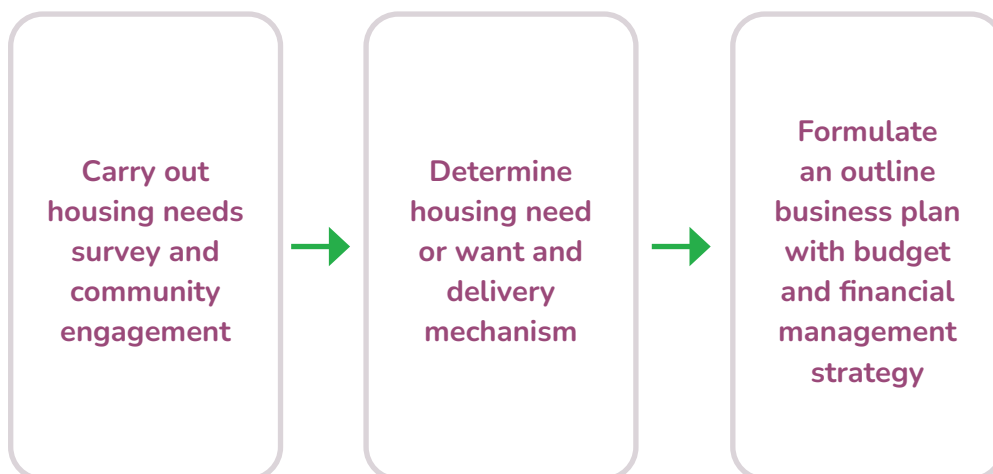

Wiltshire
Community Land Trust

www.wiltshirecommunityledhousing.org.uk

1. Group



New Group Processes



2. Site

You will need to identify a suitable site based on your group's criteria. You will likely need to appoint professional assistance to carry out the activities below. These tasks involve working with your community, planning officers, solicitors and the landowner/s you are engaged with.

- Create a sketch scheme layout
- Seek pre-planning advice
- Due diligence work
- Development appraisal of site
- Land valuation
- Financial feasibility/viability assessment
- Negotiation of an interest in land/property and acquisition
- Site investigations
- Risk evaluation
- Competitive bidding/procurement

3. Plan and Build

If you have a viable scheme that is received positively by the community and planning officials, the next steps are outlined below. If you work in partnership with a developer (e.g. a housing association) they may have resources available to carry out the following processes. Otherwise, further professional assistance will be needed by your group.

Plan

- Scheme design
- Detailed work for planning application
- Financial feasibility/viability update
- Build options
- Specification/employers requirements

- Contract options
- Value engineering
- Agreements with the Local Authority
- Budgetary control
- Agreeing contract

Build

- Building
- Services provision
- Cost control - QS
- Quality control - Clerk of works
- Contract management
- Budgetary control

4. Live

Depending on your plan for the ongoing management and maintenance of your group's homes, you may need to enter into contract with one or more organisations to carry out some of the post completion activities outlined below:

- Ongoing management
- Ongoing budgets - service charges, sinking fund
- Ongoing membership - sales and re-lets
- Ongoing democratic/consensus decision-making

If you need help with Community-Led Housing in Wiltshire and Swindon, or you would like to find out more about the Community-Led Housing process, please get in touch or visit our website.

info@wiltshirecommunityledhousing.org.uk

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