



Factsheet

Delivering Community-Led Homes

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

Delivered by:

**COMMUNITY
FIRST**


Wiltshire
Community Land Trust

www.wiltshirecommunityledhousing.org.uk

Wiltshire Community-Led housing can help community groups throughout the entire process of delivering community-led homes.

Group Stage

The first stage of this process is to create and incorporate a group which will lead on the project. If you are considering forming a group, Wiltshire Community-Led Housing can provide practical support and guidance with:

- Forming a steering group
- Clarifying roles and responsibilities
- Defining the overall purpose and common values of the group.
- Hosting events and recruiting members.
- Promoting and building the profile of groups through community engagement.
- Helping to source funding for start-up costs.
- Legal constitution and governance options.
- Developing a communications and community engagement strategy.
- Producing key documents, policies and procedures.
- Ongoing independent support.

Plan Stage

During the plan stage, groups will work with a variety of professionals who will help to design the scheme and, where needed, obtain planning permission. The complexity of the plan stage varies depending on if the group is building new homes or renovating old ones. Wiltshire Community-Led Housing can support with:

- Sourcing suitable professional services.
- Understanding the local and national planning policy context, including Neighbourhood Plans.
- Building relationships with the Local Authority e.g. Wiltshire Council and Swindon Borough Council.
- Building strong relationships with stakeholders.
- Considering build options.
- Considering contract options.
- Making agreements with the Local Authority.
- Identifying specifications.
- Considering tenure options.
- Agreeing contracts.
- Creating scheme designs.
- Working towards a planning application.
- Financial feasibility/viability updates.
- Identifying and applying for funding.

Build Stage

Community-Led Housing groups have different options for the build stage. Groups do not have to build the homes themselves (although they can do). Groups can also buy existing homes, renovate empty homes and convert non-residential buildings into homes. Groups can also contract a third-party to build the homes such as a housing association or private developer.

The amount of support groups will need from Wiltshire Community-Led Housing will vary and we are available to offer practical support and guidance. We can help with:

- Sourcing a suitable partner developer, e.g. interviewing potential housing associations or private developers.
- Sourcing contractors.
- Cost control - employing a Quantity Surveyor.
- Quality control - employing a Clerk of works.
- Contract management.
- Project management.
- Ongoing budgetary support.

Live Stage

This is arguably the most important stage of developing a Community-Led Housing scheme. Once the homes are built, a group needs to be able to manage and maintain them.

Groups will need to keep running with a good governance structure and strong financial controls, as well as having clear and genuine community involvement. Wiltshire Community-Led Housing can help with:

- Ongoing housing management advice.
- Understanding repairs and maintenance responsibilities.
- Understanding the regulatory requirements of a registered provider, if relevant to the group.
- Setting up ongoing budgets, including service charges, sinking fund, rent setting, repairs and maintenance.
- Developing an effective allocations policy.
- Understanding and addressing ongoing membership issues, including the sale and re-let of the homes.
- Ongoing democratic/consensus decision-making.
- Producing key documents, policies and procedures.

If you need help with Community-Led Housing or want to find out more about the process, please get in touch with us by email info@wiltshirecommunityledhousing.org.uk or visit our website www.wiltshirecommunityledhousing.org.uk.