



Factsheet

Delivering Community-Led Housing

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

Community-Led Housing

Community-Led Housing is an exciting approach to providing affordable homes in your community. It goes beyond just consulting your community on housing or specific planning applications for housing. Community-Led Housing is about empowering people to come together as a group to play a key role in the development of new homes in their area which benefit their community. Community groups can determine what this involvement looks like.

Affordable housing is an important part of Community-Led Housing. Eligibility for affordable housing is determined with regard to local incomes and local house prices. Community-Led Housing should be affordable and in the ownership of the community in perpetuity. Affordable housing comes in different forms and includes social and affordable rental homes, shared ownership and discounted market sale.

Community-Led Housing is often designed to help certain groups such as young or older people, or those in need of affordable family homes. This approach means that the community is genuinely engaged and consulted throughout the entire process. Schemes can be delivered through Community Land Trusts, housing co-operatives, co-housing, custom and self-build.

Wiltshire Community Led Housing

Wiltshire Community-Led Housing (WCLH) is an advisory and support service led by Community First and Wiltshire Community Land Trust. WCLH offers practical support and guidance to groups who are interested in working together to develop new Community-led Housing schemes in Wiltshire and Swindon. In addition to two Rural Housing Enablers, WCLH also has access to independent external advisors with experience of the Community-Led

Housing sector. The team have strong relationships with the key Local Authority services of housing and planning. They also have a deep understanding of community engagement. These unique connections can be used to help groups develop the partnerships they need to reach their goals and guide them through the process of Community-Led Housing.

WCLH offers advice and support to communities to enable Community-Led Housing to be developed. Support is available to assist with establishing a community group and to develop new Community-Led Housing schemes. WCLH can work with community groups in the early stages to help define what they want to achieve. This includes attending regular steering group meetings and community consultation events. The team can also offer support with finding funding, completing grant applications and managing projects.

Any Town or Parish Council, Neighbourhood Forum, Community Land Trust or qualifying community group can receive support from WCLH.

Community Engagement

Community-Led Housing is set apart from mainstream housing development because it cannot be delivered without community engagement. The following principles apply to Community-Led Housing.

1. Meaningful community engagement and consent happens throughout the process.
2. The community group or organisations owns, manages or stewards the homes in the way that they decide.
3. The development truly benefits the community and/or a specific group of people. These benefits are clearly defined and legally protected in perpetuity.

Delivering Community-Led Housing



Community-Led Housing can be by and for the community. It can also be done in partnership with a developer with meaningful community engagement, as well as there being a range in between.

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Within the spectrum of development, Community-Led Housing can take a range of forms, not only in terms of the different models, but also the degree of community involvement throughout the site identification, planning, build and live phases of the development. Community-Led Housing can be delivered in partnership with other agencies such as housing associations and even developers.

Housing Developed and Managed by the Community

Proposals for the delivery of housing are conceived, realised and managed entirely by the community and the homes are protected in perpetuity. Communities play a leading and lasting role in the process of delivering homes, from identifying the need, finding a site, designing the homes, observing or managing the build, allocating the homes to future tenants and the long-term management of the homes.

Housing Built by a Developer and Managed by the Community

Depending on their skills and experience, communities can work with a developer to build homes which can still be community-led. The community may wish to have the support of a developer in building the homes, but are genuinely engaged in the development process. Community groups and organisations can decide how they want the homes to be managed, either by themselves or through a partner organisation. If the homes are affordable housing, community groups can become a registered provider.

For more information about delivering Community-Led Housing or how to get started, please get in touch with Wiltshire Community-Led Housing by email or visit our website:

info@wiltshirecommunityledhousing.org.uk

www.wiltshirecommunityledhousing.org.uk