

Community Led Housing



- Looking to deliver new housing for your community?
- Worried about whether local residents can afford to live in your area?
- Lacking smaller homes for young people or long term residents to downsize to?
- Seeking a long term income to pay for local facilities or services?

Community led housing can offer a solution.



We can help you and your community tailor new housing to meet local, identified need.



We can help you find a solution to your own or your family's housing requirements.



Groups are dedicated to representing local residents. They do not need to make a short term profit or answer to shareholders.

A community led housing scheme consists of quality, affordable homes to buy or rent. The homes are owned by your community – and you have a say in who lives in them.

Community led housing is all about meeting the housing needs of your community. Your community can build affordable homes for people who already live or work in your community or who have relatives living there.

Community led housing is a practical and rewarding alternative to developer led housing. With plenty of support and advice available locally and access to national funding streams, there has never been a better time to find out more about taking forward a scheme in your town or village.

What is community led housing?

- Homes built and owned by the community for the long term benefit of the community – whether that's income from rents straight into the community purse or homes for sale kept at affordable prices in the long term.
- Run by a local, independent and not for profit organisation – often specially created for the purpose of building affordable homes.
- It can be building homes for rent or for sale, but whatever the housing mix, it is about keeping them affordable now and in the future.
- Ensuring key decisions on new homes are made by the community - from the most suitable site, through design, to who moves in.
- Democratic and accountable to the wider community.





How do you get started?

Every community led housing scheme starts with different first steps. Here are some of the steps you'll need to tick off on your journey.

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| <input type="checkbox"/> Decide what you want to build. | <input type="checkbox"/> Establish local housing need. |
| <input type="checkbox"/> Bring together a group of interested people to lead the project. | <input type="checkbox"/> Secure external professional help. |
| <input type="checkbox"/> Find a suitable piece of land or existing building. | <input type="checkbox"/> Raise initial finance for feasibility work. |
| <input type="checkbox"/> Talk to the local authority about planning and help. | <input type="checkbox"/> Raise finance for the build. |
| <input type="checkbox"/> Work with your Parish or Town Council. | <input type="checkbox"/> Decide on a development partner and negotiate an agreement (or go it alone). |
| <input type="checkbox"/> Visit or talk to other communities to see how they have done it. | <input type="checkbox"/> Design your housing. |
| <input type="checkbox"/> Consult with community and gain their support. | <input type="checkbox"/> Secure planning permission. |
| <input type="checkbox"/> Decide on the right community led housing model and housing mix for you. | <input type="checkbox"/> Purchase land or a building. |
| <input type="checkbox"/> Become a legal entity. | <input type="checkbox"/> Tender the building work. |
| <input type="checkbox"/> Prepare a project plan. | <input type="checkbox"/> Oversee construction. |
| <input type="checkbox"/> Prepare a business plan and budget. | <input type="checkbox"/> Set up a local lettings plan. |
| <input type="checkbox"/> Maintain community support. | <input type="checkbox"/> Manage and maintain the new homes. |

Celebrate! New homes successfully built, owned and managed by the community, for the community.



Schemes are exempt from Right to Buy legislation – so the new housing built will remain affordable to future residents.



Community led housing can help everyone – young people, families looking for their first home or older people looking to down size into more suitable housing.



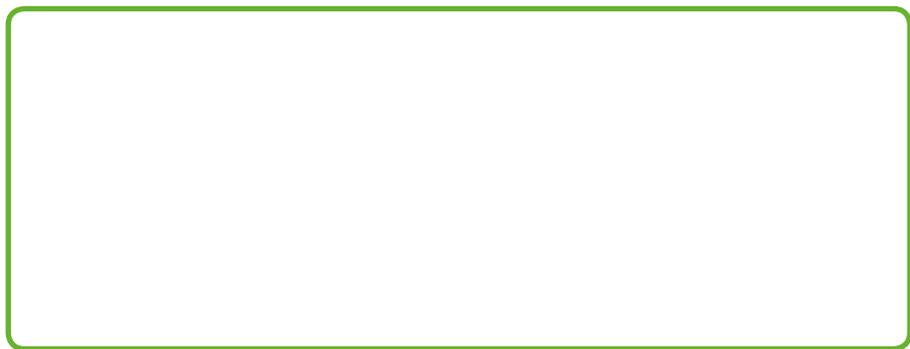
You can help keep a good mix of ages and families in your community – so they can support the local school, shop, pub and post office. A mixed community is a thriving community.

When it comes to community led housing there is no 'one size fits all' approach. It could be a community land trust or a co-operative, co-housing, community self build, for sale or for rent, with a developer or land owner, or going it alone.

So much choice can be confusing, but we are here to help you make sense of the options and make the right decisions for your community.

Moving forward with community led housing takes enthusiasm, energy and time. You provide those and we will help you find the support, advice and finances. Together we could build something great!

For further info or to take the first step contact:



Rural Housing Enablers



Community First Yorkshire