# Community Led Housing Reach Hub Grant Agreement 2022/23 (2nd Quarter) Monitoring Report

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| **Purpose of the Grant** |
| To ensure that the Partnership's Community Led Housing HUB money (£91,995.02) is used by CFY/HWRA to guide and manage the transition of the current Local Authority based Community Led Housing Hub - 'REACH'- to a more sustainable community-led model. |
| **Monitoring and Reporting** |
| ln line with the grant outcomes set out in the grant agreement (dated 12th May 2021), CFY/HWRA are responsible for reporting progress against the outcomes set out in the grant agreement to the York, North Yorkshire and East Riding Housing Board (or any successor Board or managing body) on a quarterly basis. |

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| **Grant Outcomes** | **Progress Update** | **Outputs** | **Progress Status** |
| 1. To successfully drive and manage the transition from our current Local Authority led model to a single truly community owned, and ideally sustainable, model by 31st March 2022 (an objective which can be amended via joint agreement). Currently creating a new objective to reflect the status. | * Hub Steering Group has now had (twelve) meetings and 2 away days. The steering group members represent all areas of the region except North York Moors National Park. The steering group includes three community members representing the region who have an in-depth community led housing knowledge spanning over 60 years cumulatively. There is currently a vacancy for a finance member and community member and we are actively recruiting. In 2022-23 the meetings will be bi-monthly. * Secured funding until November 2023 * Continuous support from a specialist CLH policy strategist to enable an advocacy and strategy plan that will form the business plan and financial sustainability of the CLH Enabler Hub * Working with National Community Land Trust to support new revenue support for the National Enabler Hub Network and community groups from the Dept for Levelling-UP, Housing and Communities budget. | * Finalised a new 5 year business plan with budget to show the future plans and sustainability of the hub. * CEO of National Community Land Trust Network is working with ministers and civil servants at DLUHC. The hub has supported the CEO with data from our region to support further revenue funding for the National Enabler Hub network and further revenue and capital grant funding for community led housing groups. * Successful recruitment of addition community member, a trustee from Craven CLT. | AMBER |
| 1. (1) above will be achieved via collaboration between your two organisations which, to all intents and purposes, will act in partnership to deliver this key outcome | * The partnership between the two host organisations is strong and we are in continuous communication with Humber & Wolds Rural Action. The CEO’s are kept well informed and are members of the steering group. |  | GREEN |
| 1. A healthy and sustainable pipeline of community led housing schemes, enabled by the new community led model/ community entity | * The NY & ER CLH Enabler Hub Team continue to offer 1-2-1 support to 22 groups. * The hub has developed a group-scoring matrix to identify which groups can apply for targeted grant support when opportunities arise and which stage they are at in the total process. * Began the development of an ‘in person’ awareness roadshow | * The Heron project in East Riding has now completed their new builds and local families are now renting the first affordable homes, the village has built in over 50 years. The whole scheme is on target to be completed in November 2022 and in total will deliver 6 affordable (non RP) community led homes in East Riding and the allocation process is currently underway for the remaining units. This will be an exemplar project for the Community led housing North Yorkshire and East Riding hub and we will produce a case study to share with the board. Something to celebrate. * Craven CLT – supporting the group to move forward with securing assets and signposting to technical support, and support with business planning and financial feasibility. * Morrell House Self Build COOP in partnership with Yorspace CLT – now at planning application stage. The community are adapting a redundant council owned care home to create 6 x 1 bed, 5 x 2 bed, 1 x 3 bed and a 4 bed apartment for use as an House of multiple occupation and create permanent AR based in York. One planet living principles and permaculture has been incorporated into the scheme, and it will also incorporate a deep retrofit of the existing building. The residents will become members of a fully mutual housing cooperative. The scheme received national grant funding to use a project manager to accelerate the scheme to planning stage. The members of the coop are young families that are all in housing need. This scheme is bringing much-needed additional affordable homes to the City of York and close to key employment sites. * There are currently 235 homes in the pipeline across the housing partnership region plus an additional 48 homes at the Hull for Heroes project which sits within the East Riding and Hull City Council LPA’s * New enquiry from an existing rural charity based near Ripon. The community are looking to deliver 2/3 affordable rental homes to support the sustainability of the local community. The charity owns a small site in a rural location. They are at an early stage and the hub is supporting the charity with a feasibility plan and the scheme is counted in the current pipeline. * Scheme in East Riding for 8-10 households with a focus on key workers. The group is looking to create an intentional intergenerational community offering mutual support, including older single people downsizing and single parents. All the potential residents are key workers with the majority of them from the local hospital. A land owner with a Rural Exception Site connected with the hub. The group have had a number of informal meetings and are working with a specialist community engagement advisor from our technical panel to work through their collective vision and values. The group is looking to access Stage 1 Community Housing funding from East Riding Council in the next few weeks. | GREEN |
| 1. The adoption of the existing REACH website and integration into your existing arrangements to ensure consistency and continuity of message, including associated advisor panels | * The CLH team have been working closely with the in-house Marketing and Communications team at Community First Yorkshire and the website developer United by Design. | * Promotion of the new NYER CLH Hub website via social media streams. The website is: [www.communityledhomesnyer.org.uk](http://www.communityledhomesnyer.org.uk) * We have continued to develop the technical adviser panel and additional advisers have been added with references received. * Promotion of the podcasts and case studies via multimedia streams.   The latest series of workshops in the second series are currently being delivered and have had over 50 individual attendees with some attendees attending every workshop.  Our last workshop will be delivered at the end of September and will bring the ‘live’ stage of a Community Led Housing project to life, to inspire and inform groups and communities and to showcase some of the great examples of community led housing both locally and nationally. Delivered in partnership with Bristol CLT, participants will learn about what should be considered once you have moved into a community led housing scheme and what groups should consider including complaints and housing management.  Please feel free to share the link below with your colleagues and associates.  [Online Workshop: The Live Stage of Community Led Housing Tickets, Tue 27 Sep 2022 at 18:30 | Eventbrite](https://www.eventbrite.co.uk/e/online-workshop-the-live-stage-of-community-led-housing-tickets-400023500057) | GREEN |
| 1. To provide quarterly updates on progress to the North Yorkshire, York and East Riding Strategic Housing Board or any successor Board or managing body |  | * Provide quarterly update reports to the Housing Board. | GREEN |
| 1. To work with key partners including (but not limited to) Housing Associations, Local Authorities, Parish / Town Councils, community groups and the Rural Housing Enabler Programme in order to achieve the desired outcomes | * We continue to connect with, and have had meetings with the RHE team members to develop a good and productive partnership with the RHE’s within the region. * The hub has attended bi-monthly virtual national hub network meetings, to build relationships with other hubs particularly around resource and information sharing and supported the national organisations with their advocacy strategy as part of the community housing fund renewal programme for community housing organisations. | * Complied a monthly e-news programme for groups and stakeholders. * Attend East Riding Council CLH project team meetings * CEO Community First Yorkshire to sit on the Rural Commission Task Force * Quarterly meeting with Homes England (Richard Panther) * Working with Northern Hubs to create a regional voice in line with Central Governments Levelling Up Strategy and learning from other hubs that are located within combined authorities. * Attended the Coming Home Report One Year on and participated in workshops in the breakout rooms. Our sector is actively engaging with the Executive Team at the Anglican Church. * Meeting with the project officer for Housing Justice (Faith in Affordable Housing) * Attended York University Round Table Affordable Housing Discussion * Met with YNY LEP to discuss opportunities for both Shared Prosperity Fund and Retrofit Pilot schemes. * Invited by the Dean of Ripon Cathedral to Attended round table discussion with other stakeholders and suggested 3 small pilot scheme including new build and using existing redundant buildings owned by the Diocese of Leeds. | GREEN |
| 1. To maintain the capacity and relevant expertise to achieve the desired outcomes | * The hub has engaged with technical advisors to enable groups to move forward with their projects. * The ‘Wayshaper’ training and tool kit has been implemented to assist groups in early stage formation. * The hub is currently recruiting a new community advisor in East Riding. | * The hub has delivered training and workshops to groups. Some wayshaper support is now taking place in person. * The workshops are delivered virtually to enable access to a variety of speakers and participants; however, this is being reviewed. The second series of workshops are currently taking place and will continue until Sept 2022. | GREEN |

| **Current CLH Projects & opportunities** | | | | | |
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| **Group & date constituted** | **Proposal** | **Site or Building identified/owned** | **Outputs** | **Status** | **RP Partner Involvement** |
| **Craven** | | | | | |
| Embsay Church enquiry May 2021 (not formally constituted) | Convert church and grounds for affordable housing | Church in Embsay now closed |  | The Methodist church has now had a response from the LPA. The hub is looking to assist the community and stakeholders in bringing the building back into a community asset, including housing (2 affordable homes) instead of the proposed one local occupancy property – early stages. Further discussion needs to take place at both the National Park and the Methodist Circuit. | The hub has introduced the group to Broadacres |
| Craven Community Land Trust | Housing for local people | Potential to acquire assets from a small Skipton based RP. CCLT also working with another community organisation in Settle to see how they can form a partnership on a site. The group has also identified other potential projects in Settle, one a conversion and another the purchase of an empty property. | Actively seeking land or homes for purchase | The group are still actively looking to acquire both sites and buildings to renovate for the CLH Trust whilst feasibility work happens on the acquisition of the building from the small RP based in Skipton. The group are now waiting for a response from the Vendor (RP) of the Skipton scheme. The group has received some revenue funding from Craven District Council from their community housing fund for legal advice for the acquisition of the Skipton scheme and the building in Settle. They are also working with another community organisation on a separate housing project. Craven CLT have ambitions to deliver more than one scheme, as housing need is particularly high in the Yorkshire Dales National Park.  The CLT are currently receiving support from the hub and undertaking business planning/feasibility for the acquisition on a building from a small RP based in Skipton, and the other opportunities.  The empty building in Settle is awaiting the results of a valuation and is currently going through probate. | No, possibly become an RP themselves |
| Self - Build COOP/MHOS (Enquiry July 2021) | Early stages and considering MHOS as a model | Not as yet | Early stages and the group are putting together a vision, they have come together from CDC SCB register | Early stages, want to create an engagement event. | N/A |
| **Hambleton** | | | | | |
| Osmotherley (Enquiry June 2021) | Looking to create a public car park and homes for local people in housing need | 2 site have potentially been identified | Creating additional affordable rural homes for local people. | Early Stages, the Rural Housing Enabler has completed a housing needs survey. | Possibly Broadacres as they have delivered another scheme in the village |
| Sutton Howgrave (July 2022) | 2/3 affordable rental homes | Land identified and owned, and infill plot | Increase the number of affordable rental homes in a rural location.  The revenue will also support the charity with its aims of supporting the local community, including support of local children with their educational needs. | Early stages and the hub has reached out to the RHE at Hambleton DC and is supporting the group with funding opportunities and a feasibility plan. The next stage would be for the RHE to carry out a housing needs survey and the group to receive legal advice to review their governance structure of the organisation. | None, as the charity would like to have full control of the scheme. |
| **Harrogate** | | | | | |
| Harrogate CLT (2018) | Looking at numerous sites and empty buildings | MOU on a RES but also looking at other opportunities to collaborate with others, that share similar values and working with other community groups within Harrogate District. | Pre-Development stage with a proposal for 9 MMC Self-Finish homes  Individuals learning new skills. | Constituted as a Charitable Community Benefit Society. The group are putting together a business plan and has received some funding from Groundworks. The group are in the process of soft launching a community share offer. | Have had discussions with RPs |
| Kirby Overblow – formed 2020 | Potential development of pub | Pub – not owned looking to make into a Community Hub with potential for housing | Still in initial discussions | The group is looking to pull together a business plan and have tested the market for a community share offer. Not an official constituted group. | No |
| Knaresborough CLT (2018) | Delivering homes for people with local connection and other community assets. The group was part of the neighbourhood plan | Site identified for 3 homes | Applied for planning permission but was refused by the LPA. The trust is currently going to appeal. | The group are working with other local community organisations to bring further schemes to the town. | Have had discussions with an RP |
| **Richmondshire** | | | | | |
| UDCLT – constituted as a Charity recently.(2017). Have amended their structure to a CIO (2022) | 1st Project – Conversion of Chapel  2nd Project – 4 new build project | 1st project – building identified and purchased  2nd Project – site identified | 1st Project - 2 x affordable rent homes  2nd Project – 4 x affordable rent. | Approaching RDC for commuted sums to enable the project to be viable.  Site has planning permission, delays due to site ownership issues and current feasibility. The scheme has lapsed the planning permission. | Discussions with a number of RP’s including Broadacres. and Jigsaw. The group has partnered with Karbon for their first project. |
| Leyburn Co-Housing | Co-Housing project for older people looking to downsize and be close to lo al amenities as they age and looking for mutual support so that they can stay in their homes longer and be happy | No current sites or buildings | Early days | Early days, working on their group formation with Hub support | No |
| Transition Vamp  (Status: Has completed the charity registration forms and awaiting a response from the charity commission – July 2022 | A mixed use scheme involving young people focusing on NEETS (Not in Education, Employment or Training) | They have identified a building and a redundant tennis court and have been in contact with RDC | Still in initial discussions, looking to develop a social enterprise focusing on training young adults identified as NEET’s and emergency/supported housing for young adults and long term Cooperative housing for local people with a focus on young adults. | A body of local people with a skill set to deliver a project has now come forward and looking to become a legal entity as soon as they have secured funding. They considered collaborating with an existing charitable organisation however; a partnership in the local area that shared the vision and values did not exist. The group is looking for support from the clh hub and the wider Community First Yorkshire organisation for different strands of this organisation. | Not yet |
| **Ryedale** | | | | | |
| No projects to date | HUB creating a specific plan for Ryedale to draw out interested parties. |  |  |  |  |
| **Scarborough** | | | | | |
| Lealholm CLT (2019) | 100% affordable RES Community led scheme | Site Identified | 12 homes with mixed tenure – 100% affordable | Constituted as a charitable Community Benefit Society. Scheme is currently at pre-development stage, and due to a £400K shortfall have now partnered with Broadacres who are developing a feasibility study. | Potential Development Partner is Broadacres HA |
| **Selby[[1]](#footnote-1)** | | | | | |
| Alive 55 | Self/Custom Build  Co-Housing Scheme  for over 55’s offering  self- contained  homes and small  self- contained  gardens but sharing  wider communal  facilities including  common house for  shared meals,  laundry facilities, car  pool, growing space,  and general mutual  support and  addressing social  Isolation. | Group has purchased some land without any due diligence between Hirt Courtney and Carlton at West Bank | Looking to deliver 8-10 PassivHaus  Self/Custom Build Homes and  other common assets. | The group are at early stages and working through  gaining more members before they put forward a  pre planning application. | No |
| **East Riding** | | | | | |
| Tickton and Routh Community Housing Group (constituted April 2021) | Small infill scheme | No | Increase the number of additional affordable homes for locally connected households in the area of Tickton & Routh | Looking at which legal option to adopt. They have completed the wayshaper exercise with the accrediated community led housing adviser in East Riding.  Held an event and will be holding another event to reach out to the community to recruit more members to increase capacity and skill set.  The group are currently putting together a site brief and reviewing sites that were put forward in the community plan. They have also reached out to a local Almshouse organisation. | Not currently but that could change. |
| Cherry Tree Community Centre  (2019) | Refurb or new build in Beverley | Looking to purchase existing property | T.B.A. Likely to include training and skills and community  Development | Preparing a steering group following successful completion of Stage 1 of ERYC’s CLH funding stages. The hub has also supported with funding. | Considering becoming an RP or partnering an RP |
| Heron Educational Foundation based in Humbleton (2019) | 6 homes for affordable rent, mix of new build, renovation and bringing empty buildings back into use. | Site and empty buildings owned by the organisation. | Increase the number of affordable homes in a rural location.  The revenue will also support the educational foundation with its aims and support local children with their educational needs. | New Builds now complete with local families in the homes. The refurbishment of the existing buildings has now started and will be completed during Winter 2022. To enable the scheme to be viable the community group secured commuted sums to complete the scheme after build costs increased. | No |
| Snaith and Cowick Town Council | TBC | No | TBC | Stage 1 funding secured from ERYC. They have now received the responses from the community survey and currently analysing them. There has been a high response rate, with 1700 sent out and they have received 299 responses. | None |
| Cottingham MHOS | The initial enquiry has been from a land owner looking to support those in housing needs in Cottingham with an emphasis on key workers.  The landowner is keen to embed high environmental, health and well-being benefits. | Landowner gifting the site but also creating a home for himself as he is also in housing need. The site is an Rural Exception Site  The landowner has a vision of a project that is net carbon as he wishes to leave a legacy for the planet and support the climate emergency but also support families with a secure home with good place making but also health and well being benefits for the households – an exemplar site for the UK  Opportunity for Self/Custom Build | New members and the land owner will be looking to gain skills, and developing a cohesive community  Additional affordable homes that support key workers and the wider community because of the low impact solutions around the scheme. | Early stages, with some members coming forward to form the initial group. The meetings have been hybrid and the group includes different demographics with 10 households of mostly workers from Castle Hill Hospital and in housing need. We also put the landowner in touch with the other 2 co-housing groups that have formed in East Riding, but he is moving forward with the keyworker group. | None |
| Pigs and Straw  Company Ltd by Guarantee(2021) | Refurbish or New Build but looking at building with sustainable materials and have strong values around sharing resources and sustainability.  Affordable homes for the intentional community, who have local connection to East Riding. | Looking to purchase a site in a sustainable location in East Riding | Have been successful in EYRC Stage 1 CLH Funding | Early stages but are a company limited by guarantee and made up of 8 members. We have introduced them to the land owner just outside Cottingham.  The hub is supporting them with the Wayshaper tool kit, and they have also mentioned they are potentially interested in a mutual home ownership model, similar to LILAC in Leeds.  They are currently working on their decision making processes and attending workshops that will support a design brief when a site is secured. | Early Days |
| **City of York Council** |  |  |  |  |  |
| Partnership between Op House CLT (2021) and YorSpace CLT (2015)  Morrell House (FMHC) | Self Build scheme of local young people in housing need.  Fully Mutual Housing Cooperative  Convert and retrofit the existing Local Authority owned Morrell House ex care home and turn it into flats for affordable rent. Creating 17 units plus communal spaces (common house, kitchen, garden, play area, launderette, tool shed, bike storage, waste and recycling bank), and a community centre. | Have identified a council owned building | Secure affordable housing for those that are currently in housing need  Bringing an empty building back into use.  Increasing resident’s skill base.  Creating community space. | Early Stages but are engaging with the hub and local authority.  Working in partnership with OpHouse Community Benefit Society (CBS), YorSpace Community Land Trust (CLT) intends to purchase the Morrell House site from City of York Council (CYC) in order to facilitate the transformation of the site into a rental housing development which will be lived in and operated by the resident-members of Morrell House Fully Mutual Housing Cooperative (FMHC)  This scheme is now at the planning application stage and the group secured external national community led housing funding to bring the scheme to this stage. | None |
| Spare Handle Co- Housing (2021) | ECO Co- housing scheme for an intentional intergenerational community for 20 - 25 homes. Members include younger people looking for an affordable property and older people keen to downsize.  At least 40% of the homes will be affordable  Common house for social activities and communal meals, laundry, workshop, office, guest bedrooms and storage.  Outside there will be a communal garden, vegetable plot, shared parking on the periphery and a secure bicycle store. | Wish to be near York in a sustainable location. Have a site brief and have looked at a number of sites. | Early Stages | They are a legal entity and a mix of households | Probably not, as are looking to pool together capital and fund using a loan. However, they may use an RP as a development partner. |
| York Central Co-Owned –(YOCO) (2021) | To create a mixed use, mixed tenure community owned scheme – approx. 100 homes for residents connected to York, and secure affordable homes.  A community made through exchange.  Homes for living, spaces for sharing, places for wildlife, play and creativity. | In talks with the York Central Strategic Partnership | Early stages  Bringing different stakeholders and demographics together. | Programme of community engagement across all demographics including local schools.  Community Plan now completed, speaking to partners including JRF and TOWN (developer for award winning Marmalade Lane in Cambridge) | Early stages |

1. No LA CLH funds allocated to Selby [↑](#footnote-ref-1)