

# Community-led housing in North and East Yorkshire



# What is community-led housing?

All genuine community-led schemes share three common principles:

- The **community is integrally involved throughout the process in key decisions**, such as what is provided, where, and for whom. The community does not necessarily have to initiate the conversation, or build homes themselves, but once the process is up and running, they will always be in the lead
- There is a presumption that the community group/organisation taking the lead will have a **long- term formal role in the ownership, stewardship or management** of the homes provided
- The benefits of the scheme to the local area and the community group/organisation are clearly defined and **legally protected in perpetuity**

# Why community-led housing?

Community-led housing helps **increase the supply** and adds to the diversity of affordable rural housing provision

Communities can exercise **more control** over housing development and lead on decisions about what goes where

Communities benefit from having **local assets** under their control – it gives them income, status and influence

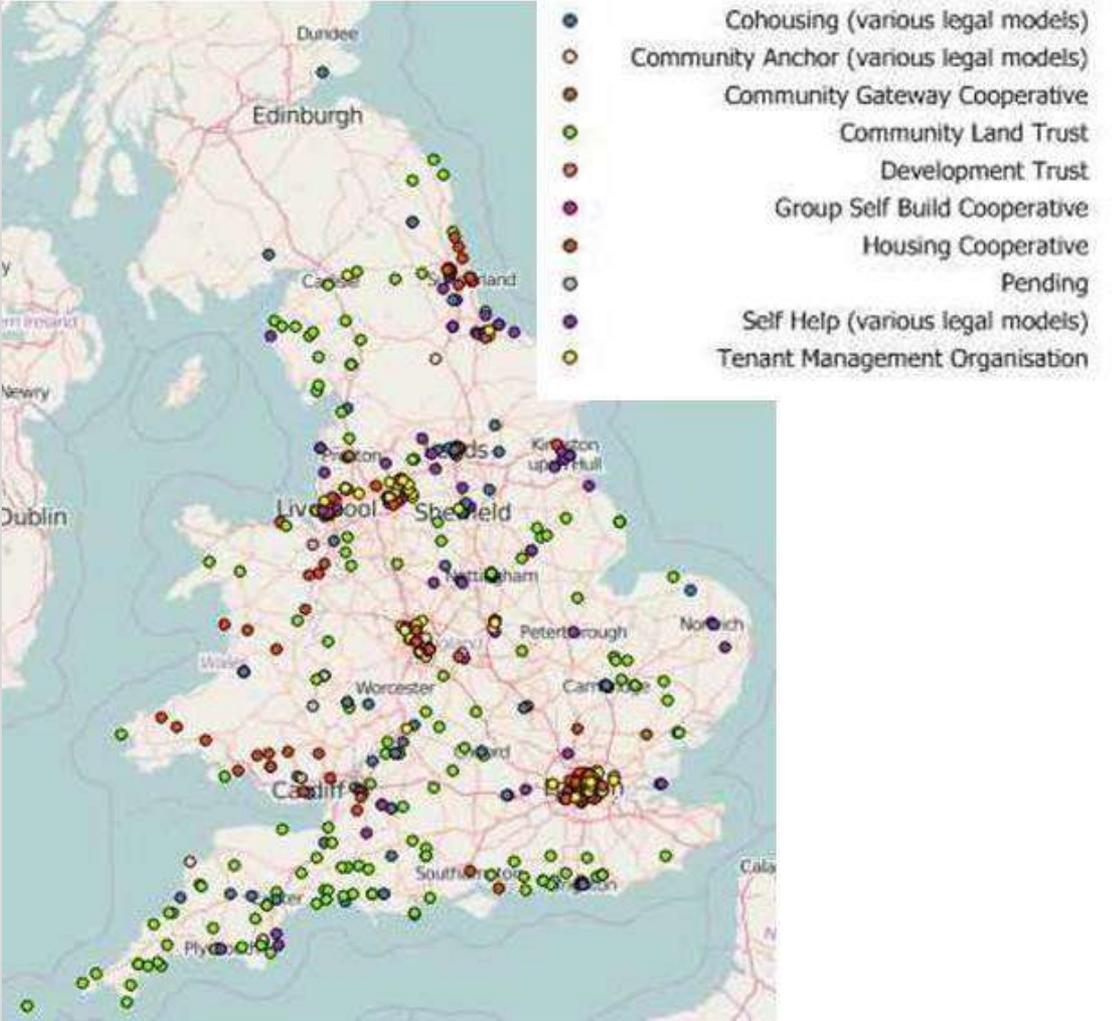
Community support is increasingly needed to deliver new homes in rural villages – community-led schemes are usually **more acceptable** than developer-led schemes

Local people can **participate in construction** on group self-build projects

A major new **Government funding pot** is prioritising community-led schemes in rural and coastal communities

Housing association-led schemes are no longer able to guarantee affordable rent in perpetuity, due to **Right to Buy**

# Why community-led housing in North Yorkshire and East Riding?



# Our approach

- Getting people interested! Creating a 'buzz'
- Working closely with the Rural Housing Enablers
- Incorporating best current practice across England
- Identifying potential communities, projects and sites and getting them up and running quickly to act as exemplars for others
- 10 overlapping activities from June to December 2016

# Project elements



# The national picture

Community-led housing represents less than 1% of the nation's housing stock

170 community land trusts, aiming for 3000 homes across England by 2020

1000 housing co-operatives with 200,000 homes in management

54 cohousing schemes

130 tenant management organisations

100-150 homes a year provided through community self-build

# Sources of support

The forthcoming £300 million Government's Rural and Coastal Community Led Housing Fund

HCA Shared Ownership and Affordable Homes Programme 2016-2021

Capital and revenue funding + asset transfers from local authorities

Specialist local authority staff and priority status in Local Plans

Development partnerships with housing associations

Independent regional support hubs and networks

National revenue funding for start-up and pre-development work

Capital funding through banks, building societies, social investment funds and community shares

Cross subsidy for affordable rent and shared ownership from market sale

# The Rural and Coastal Community Led Housing Fund

£300 million DCLG programme over 5 years, starting in 2016/17

Announced in Chancellor's March 2016 budget, with income generated from increased stamp duty on buy-to-let landlords

Details still to be announced, following Government changes in July; now expected in October

A key role for local authorities, with significant funding allocations in 2016/17

Initial focus likely to be on villages and small towns with a high % of second home ownership

Strong emphasis on low cost home ownership, but will be some affordable rent in the mix

Possible raised subsidy levels in some high value locations to reflect higher development costs

Some revenue funding for pump-priming schemes and providing external support likely

# What have we done so far?

Contact made with all local authorities and housing associations in North and East Yorkshire

Contact also made with major landowner estates; meetings held with Helperby and Thornton Watlass Estates

Contact made with almshouse charities across the area and with Community Action Norfolk re database of Poor's Land charities

Meeting held with North York Moors National Park and pending with Yorkshire Dales NP

Parish Council survey went live on September 2nd ; first results now in

Meetings held or pending with district councillor in Burton-in-Lonsdale, Parish Councillors in Newsham, Ingleby Arncliffe, Helperby and Brafferton and with community trustees in Hudswell

Meeting held with cohousing sponsors in Selby, including Council officers and contact made with two other potential cohousing projects in Northallerton and Claxton (York)

Meetings arranged with Parish and Town Council forums in Hambleton, Leyburn and Holderness

Meeting pending with Cathedral Rural Issues Sub Committee in Ripon re community led housing

# Parish Council survey



## Community-led Housing in rural North and East Yorkshire: Parish Council Survey

Rural Action Yorkshire has begun a project to look at the potential for community-led housing in North and East Yorkshire. Part of the work involves establishing the level of interest across the area. Parish and Town Councils can have a key role in supporting or providing community led housing schemes.

The aim of this survey is to find out if community-led housing might make a difference in your village or town and whether, as a Parish Council, you would like to find out more about it.

### What is community-led housing?

Community-led housing schemes have six main features:

1. They put local communities in the driving seat - You decide where homes are built, what they look like and decide how local people are selected for the homes provided. You create community assets which can generate income for your town or village to support other local priorities
2. They are usually small scale – most developments are less than 10 homes and some are much smaller. No two developments are the same.
3. Although most schemes are usually set up and run by local people in their own communities, many are also supported by housing associations, local authorities or regional and national organisations
4. They provide affordable homes for rent, shared ownership, sale or self-build on sites that are often difficult or even impossible for mainstream housing providers to develop
5. Schemes meet long-term local housing needs, by the community exercising full control over how and where the homes are provided and retaining a legal and/or financial interest in them, ensuring they will be available to local people who need them and at a price they can afford.
6. Community-led housing is not for profit, involving considerable voluntary effort from those who decide to become involved. It's an effort that several hundred communities across the country have already made, with many successful developments initiated by Parish Councils.

Community-led housing schemes are becoming very popular across the UK, but there is currently only one scheme in North and East Yorkshire. This project aims to change that by encouraging more communities here to take up the challenge. Let's put community-led housing on the map!

**The survey will remain open for responses until the 31st October 2016. However, to encourage early responses, all surveys received back by 23rd September 2016 will be entered into a prize draw to win £50 towards the work of either your Parish Council or Village Hall.**

Thank you for your time.



## Community-led Housing in rural North and East Yorkshire: Parish Council Survey

4. What factors are contributing to the lack of affordable homes locally?  
(please tick all that apply)

- Too many second homes
- House prices/rents are too high
- Community opposition to housing development
- Lack of suitable land for development
- Other

Other (please specify)

5. Are there any pieces of land or unused buildings in or around your village that you feel might be suitable for a small community-led housing development?

- Yes
- No
- Don't know

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# Potential pilot projects

**Burton in Lonsdale, Craven** (shared ownership)

**Alive 50+ Selby** (cohousing)

**Helperby, Hambleton** (mixed affordable/cross subsidy)

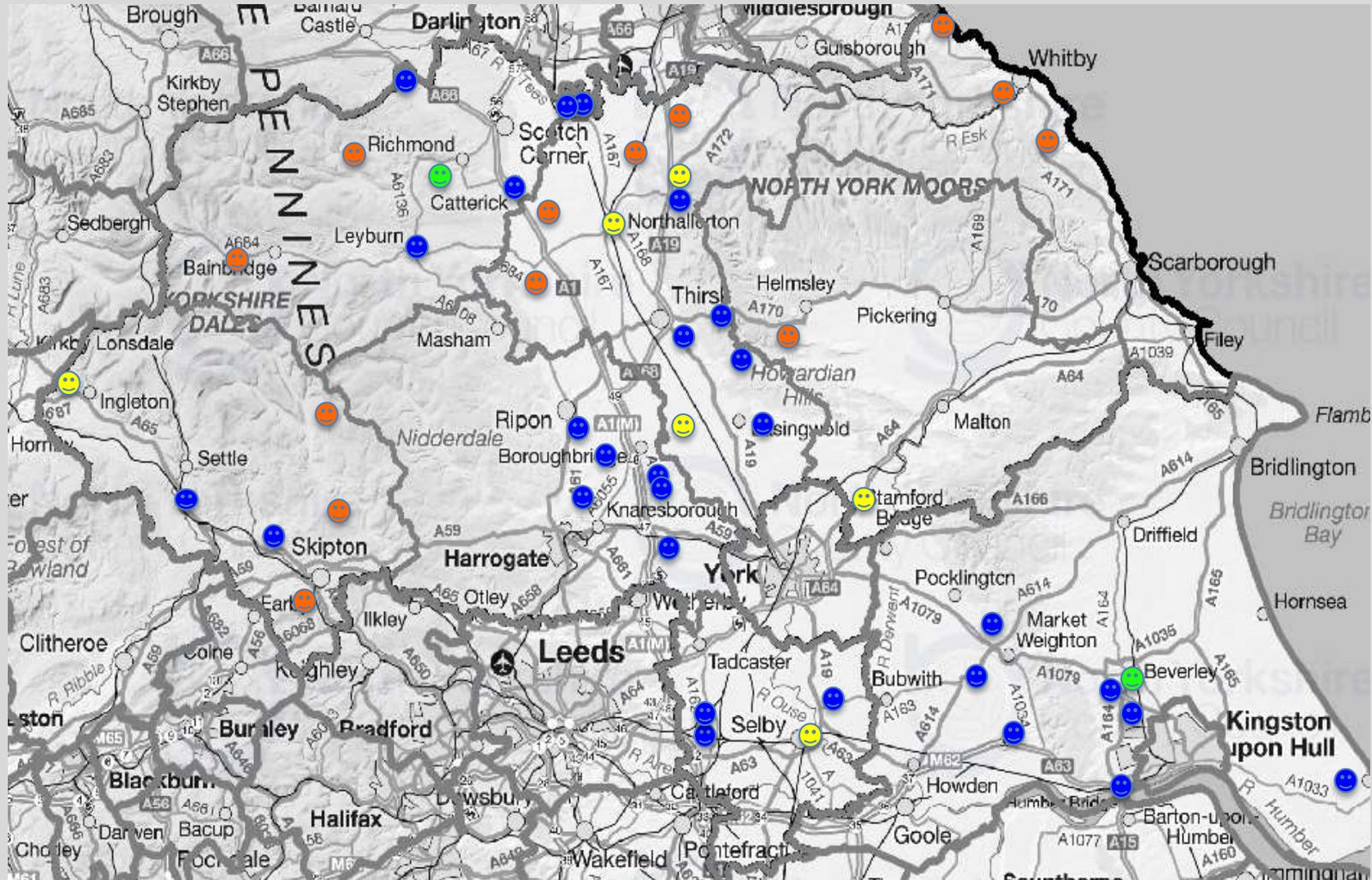
**Ingleby Arncliffe, Hambleton** (affordable rent/shared ownership)

**Claxton (Ryedale) and Northallerton** (cohousing)

**Hudswell Community Charity Phase 2, Richmondshire** (affordable rent/shared ownership)

- + Carlton in Craven, Ampleforth, Crathorne, Appleton Wiske, Kirkby Fleetham, Thornton Watlass, Newsham, Leyburn
- + Osmotherley/Fylingdales/Aislaby/Hinderwell (North York Moors National Park)
- + South Holderness, East Riding
- + Arkengarthdale/Hawes/Grassington/Kettlewell (Yorkshire Dales National Park)

# Potential community-led housing schemes



# Discussion points

- What can local authorities do to help deliver more rural affordable homes through the community-led route?
- Do housing associations have a role to play working as partners on community-led schemes, given the changed funding environment they face?
- Will landowners be more willing to offer sites for housing development if they are led by the local community?
- What role might Town and Parish Councils play in securing community-led schemes in their areas?
- Who will provide the technical and on-the-ground support for local communities interested in developing their own housing schemes?