



Presentation on ‘community led housing’ to East Midlands regional members of Country Landowners Association

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East Midlands Community Led Housing

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East Midlands Community Led Housing



A Community Interest Company : non-profit making, set-up to support community led initiatives across the East Midlands



Partnerships with community groups, local authorities, Parish Councils, developers, land-owners, housing associations



Fee income from project capacity building, legal incorporations, training, site assessments, feasibility studies, project management

What is 'community led housing'?



Community-led and collaborative housing

The legal form and activities of each collaborative housing scheme depend on the outcomes needed, but share common principles that the community is integrally involved throughout the process in key decisions like what is provided, where, and for whom.

Models & outcomes of 'community led housing'



Self build (& Custom build)

Households building or commissioning new dwellings

Community Land Trusts

Affordability and an 'asset lock' for long-term community benefit

Development Trusts

'Community Anchor' bodies for homes, work and assets

Co-operative housing

Democratic membership control of housing, usually for rent

Cohousing neighbourhoods

Self-contained dwellings plus shared neighbourhood facilities

Tenant Management bodies

The management of neighbourhood stock and services



How 'community led housing' differs from the mainstream housing sector

Bottom-up proposals for creating tailored housing and neighbourhoods for the local community

Not commercially-driven – reduced costs when the maximisation of profit can be removed

More control over dwelling types, numbers and the award of subsequent occupancies

A track-record of new development being acceptable to, and supported by, Parish and local Councils

Project example – Youlgrave, Peak District (1)



CLH body:

Youlgrave Community Land Trust

[Youlgrave Community Land Trust - Home](#)

Key partners:

Peak District Rural Housing Association

Derbyshire Dales District Council

Outcome:

6 homes for rent / 2 shared-ownership

Project example – Youlgrave, Peak District (2)

Engagements by EMCLH:

- establishment of CLT
- public meetings and training
- liaison with local authority planning and funders
- liaison with housing association
- oversight of project development



How 'community led housing' could assist country estates and landholdings

CLH projects use of 'exception sites' policies

Control over new dwellings managed via 'local lettings' agreements or low-cost sale arrangements

Provision of properties to assist changes in household need-down-sizing, under-occupation, etc.

Mechanisms to retain local ownership of land / avoid Right to Buy

Viable models for use with new community engagements and subsequent housing initiatives



Suggested next steps

Identify estate sites with the scale and potential for supporting new projects

Consider the level of outstanding needs or aspirations in local and estate communities

Arrange with EMCLH to present CLH-information to local groups, Parish Councils, estate partners, etc.

Consider some strategic discussion on CLH projects with the local authority's housing and planning sections



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EMCLH website (currently being redesigned) www.emclh.co.uk

Introductory video about EMCLH and community-led housing:

<https://youtu.be/ph0Gmhfg1Us>