



East Midlands Community Led Housing Newsletter August 2020

THE YEAR IN GENERAL

Covid and post-Covid

The restrictions on local activities for communities and businesses alike has not meant that all momentum by community-led housing projects has been lost. The notes overleaf give details of projects which have progressed their obtaining of planning approvals and those which are working on plans to become new Registered Providers.

EMCLH has remained active in work across the region, (like many others, mostly via Zoom!) and continues to look for ways to promote opportunities for local projects to be engaged with new housing provisions.

National consultations on planning obligations

The Government has launched a new 'White Paper' showcasing ideas for more planning reforms - Planning for the Future - and a consultation exercise on proposed changes to national planning policy and future planning obligations, particularly changing what developers could need to provide as new affordable housing. See:

<https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>

All responses need to be made by 1 October 2020.

New book about the CLH sector



A new publication about the CLH sector has been written by Martin Field (EMCLH Facilitator).

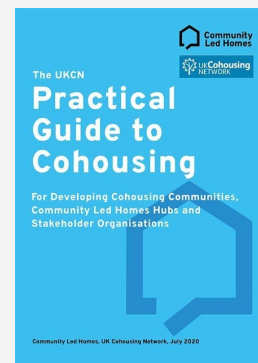
This gives an up-to-date overview of the sector and examples of many ways whereby local people have developed and managed their own homes.

See the publisher's website:

<https://policy.bristoluniversitypress.co.uk/creating-community-led-and-self-build-homes>

A practical Cohousing Guide is born!

In April, EMCLH was awarded a contract to draft a new practical guide detailing how groups might undertake Cohousing projects. The Guide looks at all aspects of how to create a Cohousing neighbourhood project from initial ideas, through all stages of development on to scheme completion.



The UK Cohousing Network intends to launch the Guide in September. More details will be announced soon.



Heritage and Housing

EMCLH was delighted to have met recently with Benjamin Parker, Heritage at Risk Projects Officer from Historic England. This identified the potential for working together to promote the use of historic buildings for community-led housing. Caistor CLT are one project working with older heritage properties. **EMCLH is keen to hear if there are others interested in such possibilities, either as a community group or as an owner of an 'at risk' building.** We will be continuing to explore ways to take such work forward with Historic England and other partners.

NEXT EMCLH SEMINAR

**Shaping CLH policies
and new UK Cohousing Guide
Autumn 2020**

(Further details at : <https://emclh.co.uk/>)

**Best wishes to all projects from the EMCLH Team
Martin, Debbie, Trish & Julie**

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Local people meeting local housing needs in the East Midlands



2020 PROJECT UPDATE

Details of various CLH schemes in the region:

Nottingham Cohousing

Nottingham Cohousing is exploring the feasibility of a site in Nottingham earmarked for regeneration by the City Council. The site is close to the city centre and could support the group's aspirations for a live-work scheme, reducing the need for public or private car use.

Sincil CLT

Sincil CLT is a group of residents who are working to improve the homes and amenity spaces in poor condition in the Sincil Bank area of Lincoln. The CLT has gathered detailed technical information on empty properties that could be renovated, and is working with a local housing association to work out a joint agreement to improve and let the houses. EMCLH is supporting the CLT in identifying sources of finance to take the project forward.

Afro Innovation, Leicester

Afro Innovation, Leicester is a community group which has identified a redundant site in inner city Leicester for a newbuild project to accommodate homeless and refugee households. The CLT is looking to apply for Registered Provider status to own and manage the scheme and is using EMCLH to support that application.

Wirksworth CLT

EMCLH is currently supporting the CLT to complete a new Business Plan for work to renovate and build future energy efficient properties in the town.

Hothouse Cohousing, Belper

Work has been focused upon completing the planning application for the Belper site, in partnership with Futures Housing association.

Age UK Lindsey, Horncastle

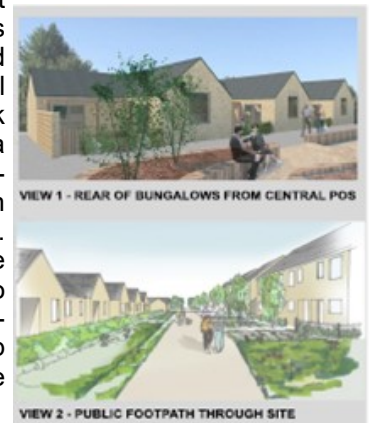
Formal planning approval has been secured for the South Street site, which is intended to be a new central headquarters for Age UK Lindsey and for the provision of new affordable housing. The overall proposals include the creation of a new Registered Provider and EMCLH is working to support this application being completed.

Kettering Mind

Kettering Mind have received full planning approval for using their garage site in Kettering to build much needed 'move-on' accommodation in the Borough. This will be for six flats to enable individuals with enduring mental health issues to live more independently but with support available if this is needed. EMCLH is supporting Kettering Mind to develop the scheme and to submit an application for Mind to become a Registered Provider.

Birchwood CLT

The Jasmin Green project for forty-nine bungalows and houses in Birchwood has now received full planning approval. Work is under way to select a formal Registered Provider to partner the CLT in taking the project forward. Plans are to complete the pre-development stage so as to apply for development grant that could help construction start on-site after next April.



Caistor & District Community trust

Work continues on the core project to bring buildings back into use in the heart of Caistor's historic market place. Proposals for other new housing provision on a small ex-depot site are also being progressed.

Brookenby CLT

The CLT's planning application was refused by West Lindsey District Council over concerns over proposed space standards in the flats. In reviewing this issue, the CLT is lodging an appeal and has now engaged the services of a consultant experienced in such matters.

Community of Grace Cohousing, Leicester

A search continues to find a suitable site for this multi-generational project envisaged for the Leicester area.

EMCLH is a member of the National Community Land Trusts Network; the UK Cohousing Network; Locality; and the Confederation of Co-operative Housing

EMCLH receives grant support from the Nationwide Foundation and Community Led Homes for its regional development.