

Community Led Housing

North Horsham Parish Council Community Land Trust Working Party

10th December 2019

**Graham Maunders – Community Led Housing Advisor
Sussex Community Housing Hub**

The Sussex Community Housing Hub

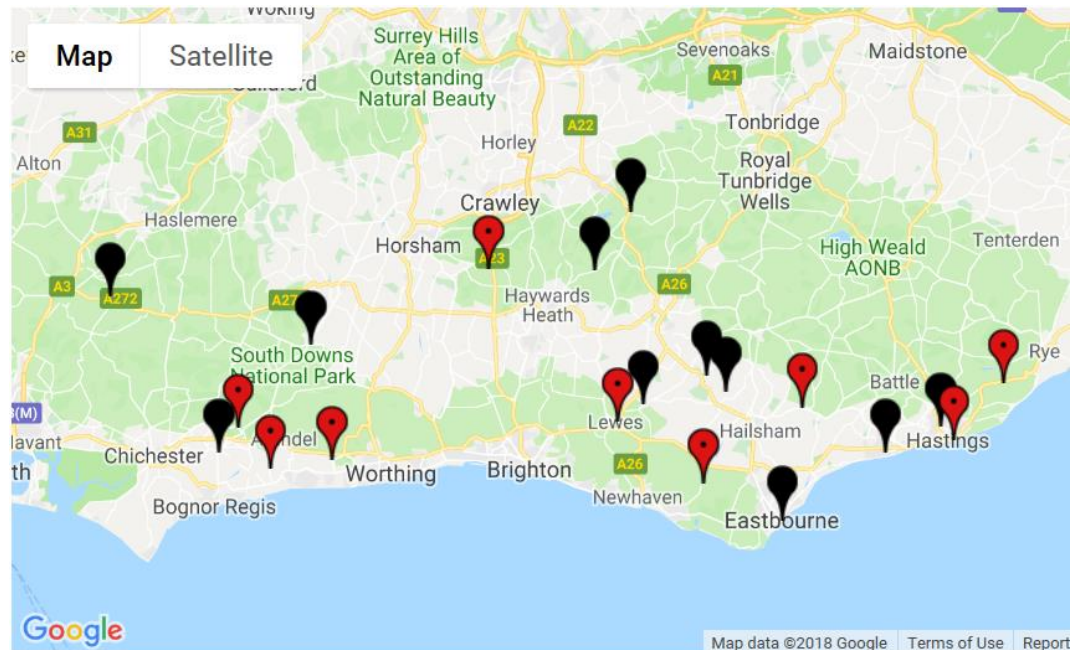
- A enabling service run by the charity - Action in rural Sussex
- Technical advice, support and project management
- Enabling community - led housing across East and West Sussex
- Funded and supported by nine local authorities – including Horsham District Council
- Maximising local community benefit - affordability and good design



Sussex community led housing examples

We are currently working with some 23 groups across Sussex including:

- Aldingbourne
- Alfriston
- Angmering
- Bexhill
- Chiddingly
- East Hoathly
- Eastbourne
- Ford
- Hastings
- Herstmonceux
- Icklesham
- Lancing
- Lewes
- Pulborough
- Ringmer
- Rogate
- Slinfold



What is Community Led Housing?

1. Community integrally involved throughout the process in key decisions.
2. Presumption in favour of a long-term role for the community in ownership, management or stewardship
3. Benefits to the community are defined and protected in perpetuity.



What is a Community Land Trust?

- A non profit community based organisation that develops / owns housing or other assets such as pubs / shops at permanently affordable levels for long term community benefit
- Legal definition in the Housing and Regeneration Act 2008
- Government announced Community Housing Fund 2016 - £300m / over 5 years
- Over 320 across England & Wales – six fold increase in six years
- Over 870 homes built – some 5800 homes in the pipeline



Community Land Trust - Added Value

- Local board / community membership
- Being flexible to meet local priorities
- Creating community support / enabling local residents to stay
- Enable ordinary people to develop and manage homes as well as other assets
- Providing locally affordable homes
- Closer community & landowner involvement



Lyvennet Community Trust

**10 rented homes 2 shared ownership
7 self build plots**



**Pub bought & renovated with
community share issue**



Angmering Community Land Trust

Formed in 2015 as a Community Benefit Society CLT

Aim 1: to provide affordable housing for local people in perpetuity

Aim 2: To provide long term stewardship of host of community assets for long term community benefit

First Project: Mayflower Way

- 12 homes - rented accommodation
- Re-generation of redundant part of the village adjacent to recreation ground



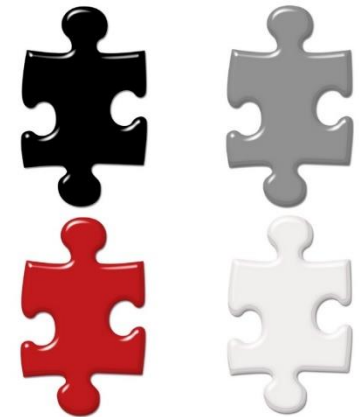
Ford Community Land Trust

- Neighbourhood Plan – Referendum November 2018
- 1500 homes
- Up to 500 affordable homes
- Village centre
- Community Hub
- Ford Community Land Trust
- Partnership with Aster



How do we set up?

- Define the area of benefit – usually a parish
- Form a steering group
- Consider local needs / set up options
- Establish an organisation / formal constitution
- Identify development / funding opportunities
- Undertake a feasibility study / develop proposals
- Community engagement and involvement



Purpose of the steering group

- Help to shape the focus, nature and development of the organisation
- Determine the best way to deliver locally
- Identify the skills and experience required
- Develop a project delivery plan
- Establish the formal organisation
- Galvanise support



Funding

- Revenue grant funding for CLT's
 - District / Parish Council
 - Community Led Homes
 - Community Housing Fund
- Revenue grant funding for pre-planning work
 - Community Housing Fund
 - District / Parish Council
 - Lottery Funding
- Capital grant funding for the project
 - District / Parish Council
 - Community Housing Fund
 - Commercial Loans
 - Local Bonds
 - Affordable Housing Programme Grant



Can we help you?

Tom Warder

Community Led Housing Manager

Tel: (01273) 407302 / (07932) 743403

Email: tom.warder@ruralsussex.org.uk

Graham Maunders

Community Led Housing Advisor

Tel: (01273) 407329 / (07824) 900092

Email: graham.maunders@ruralsussex.org.uk

www.sussexcommunityhousinghub.org

