

## COMMUNITY-LED HOUSING (CLH)

### Defining Principles of CLH:

- **Defined Community Benefits:** the intended beneficiaries of the project are clearly defined, whether local people in need of affordable housing, older people, or groups with particular needs.
- **Benefits protected in perpetuity:** there should be mechanisms in place to ensure the same benefits are available to future occupiers of the homes (S.106 agreements and covenants)
- **Community Involvement:** the community should be meaningfully involved in the project from inception, through to planning and realisation, doesn't need to actually build or own the homes itself.

CLH can create a bespoke solution to address the particular needs of a given community, appropriate in scale, number and tenure, and the community has a long-term role in the stewardship of the homes.

### Community Land Trusts (CLTs)

Supported through a National CLT Network, there are now 290 CLTs in the UK, both urban and rural. CLTs are non-profit, democratically accountable bodies with a membership open to all residents of their defined area of benefit. They often have a wide range of community benefit objectives, including social, environmental and economic improvement. CLTs can take a number of legal forms, but the provision of affordable housing to those in need must be a key objective of their constitution.

CLTs can acquire land, raise finance, build homes and manage property on behalf of their community. They can develop homes directly themselves, or in partnership with others. They can also facilitate projects led by others (eg; a local self-build group). One advantage of creating a local CLT is that it is a well-established route, with guidance, advice and sources of funding not available to other types of body.

**Housing Co-operatives:** Housing co-ops are generally formed by people seeking to address their own housing needs, a form of self-help housing provision. Co-ops primarily exist to benefit their members, though Community Benefit Societies must have a wider social purpose. Co-ops are autonomous, self-governing bodies and cannot be subsidiaries of another organisation. The two most common types are;

- **Rental Co-operatives:** the co-op owns the homes, the members are tenants, pay rent to the co-op and undertake management themselves.
- **Shared Ownership and Mutual Homeownership Co-operatives:**
- **Self-build co-ops:** the co-op may acquire the land, service it and lease or sell individual plots to self-builders, or may undertake the development and sell completed/partially completed homes to the members.

- Self-help Housing Co-ops: usually urban, take long-term leases on empty properties, repair, manage and lease out to members.
- Co-operatives can be fully mutual, or not, and can take a number of legal forms, but most common are Co-operative Society & Community Benefit Society. A CLT can also be a co-operative.

**Self-Build Models :** Includes 'custom build' (where an individual or a group commission a builder to construct their homes to their design/s) and can include varying degrees of 'sweat equity' (where the homeowner undertakes some of the building or finishing work themselves). A CLH body could partner a local self-build group, ensuring that the affordability and other community benefits were protected in perpetuity.

**Co-Housing Groups:** A special form of self-build co-operative, an 'intentional' community, often with a particular ethos or guiding principles (eg: environmental principles), includes some element of shared facilities (eg: common house, workshop, car-pool etc.)

**Partnerships :** Not all communities have the resources and capacity to set up a dedicated housing body, or take a project through from inception to delivery themselves. As long as the community has meaningful involvement in the design and delivery it could partner with;

- **Cornwall CLT** – CCLT will work with housing working groups of a Parish Council to plan and design small scale developments.
- **Cornwall Rural Housing Association** – CRHA will work closely with communities that want to facilitate affordable housing in their area, and can take on the long-term management of rented housing.
- **Cornwall Council** – the council is keen to engage with communities that want to influence the development of new council housing.
- **Private Developers** – private developers and landowners may want to partner with a local community in providing affordable housing as part of their planning obligation.

### **Resources and Advice:**

CLH Toolkit : <https://clhtoolkit.org/>

National CLT Network : <http://www.communitylandtrusts.org.uk/>

Co-operative Housing Confederation: <http://www.cch.coop/>

National Co-housing Network : <https://cohousing.org.uk/>

Locality: <https://locality.org.uk/services-tools/support-for-councils-service-providers/building-community-led-homes/>

Self-Help Housing Network: <http://self-help-housing.org/>