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# Communities Creating Homes

## Cymunedau'n Creu Cartrefi







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# Community-led Housing – empowering communities to answer their own housing needs

What is community led housing?  
Benefits of community-led housing  
Community-led housing in Wales  
How can town and community councils get involved?  
What can Wales do next?



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# What is community led housing?



**Leading and  
lasting role**



**Community  
benefit**



**Bottom-up  
decision making**



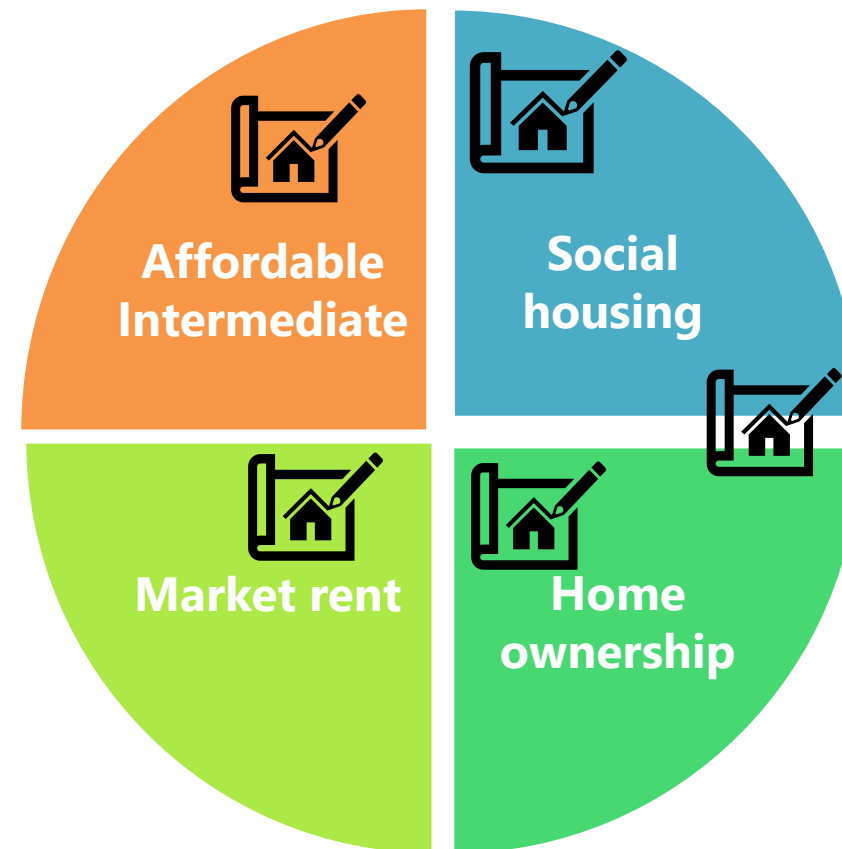
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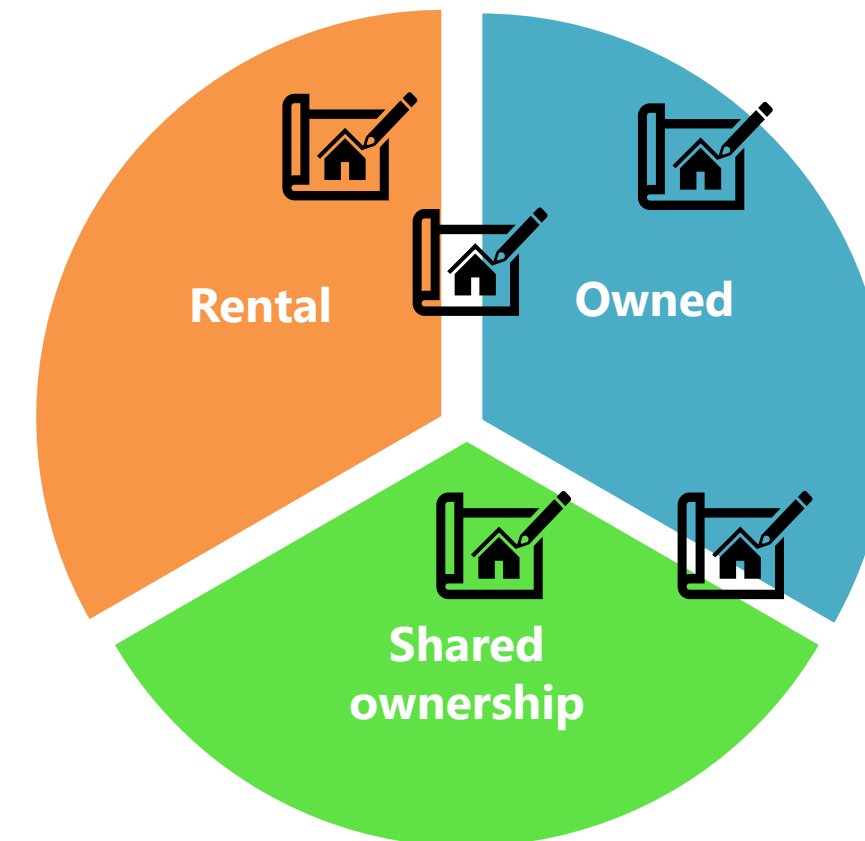
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= Community-led Housing



**The housing market**



**Types of Tenure**



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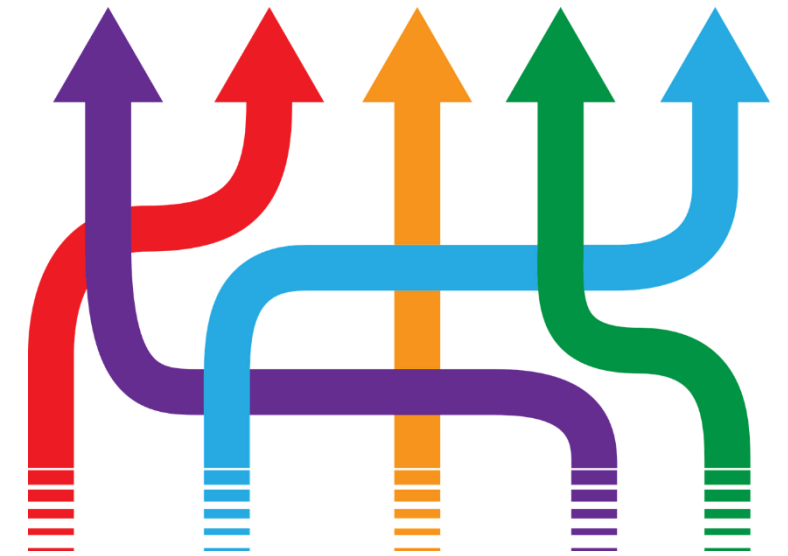


## Routes to community-led housing

**Grass roots** – Community groups responding to housing need or demand in their local area / people seeking to deliver their own homes

**Existing organisation** – an existing community based organisation providing housing in addition to their current activities

**Developer** - local authority/landowner/housing association or small builder works with a community to develop and take on the ownership, stewardship or management of homes



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# Community Led Housing Models



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## Housing co-operatives

Residents in control

Typical features:

- Democratic ownership / management of homes
- Collective ownership or leasehold
- Usually on a small scale
- New build / existing homes

Examples:

### Tir Cyffredin Housing Co-op

- 1 shared property
- 6 members
- Loanstock / mortgage
- Affordable rents

### Golem Housing Co-op

- 2 shared city centre properties in Swansea
- Affordable rents
- 14 units



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## Community land trust

Protecting assets for the community

Typical features:

- Homes for rent, leasehold or outright ownership
- New build / existing homes
- Resident or community-led
- Often provide and protect other community services

Examples:

### Brithdir Mawr

- Stewards of 80 acre farm in Pembrokeshire
- 15 homes on site managed by a housing co-op
- Fundraising to purchase lease from private landowner

### Lyme Regis CLT

- 17 affordable homes for local people in an area with high second home ownership
- Rural exception site
- In partnership with an RSL



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## Cohousing

Intentional communities

Typical features:

- Individual/private homes with shared space/facilities or a 'common house'
- Designed to encourage social interaction
- Typically new build

Examples:

### Doll Llys

- 6 homes managed by a co-op
- two large multi-purpose communal rooms and a smaller one used as a guest bedroom
- promoting a greater degree of neighbourliness than might otherwise occur, sharing of labour, resources and creating of community links



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## Self-build

Creating homes and communities together

Typical features:

- Homes may be privately owned, co-owned or rented
- Residents making decisions on planning, design, build etc., but not always involved in build (e.g. custom build/Self-Build Wales programme)
- One Planet Development policy in Wales

Examples:

### Hedgehog Self-build

- 4 people in housing need initiated the project
- Land from the local authority
- Residents did majority of work themselves
- Designed for maximum adaptability and flexibility, to suit both the current and future needs and desires of the inhabitants



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## Self-help housing

Turning empty houses into homes

Typical features:

- Hands on involvement
- Collaboration between professionals and volunteers/future tenants
- Converting and refurbishing existing homes/buildings
- Purchase or lease



Examples:

### Giroscope

- housing charity in Hull
- prospective tenants get involved in refurbishment
- learn new skills and knowledge
- Homes are affordable for all - no deposits, rent in advance or non-returnable fees



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# The benefits of community-led housing



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## The case for community-led housing

Diversifies the housing market

Stronger voice for residents/tenants with local communities taking action

Regeneration / placemaking

Brings empty homes back into use

Promotes the foundational economy

Unlocks small sites for development

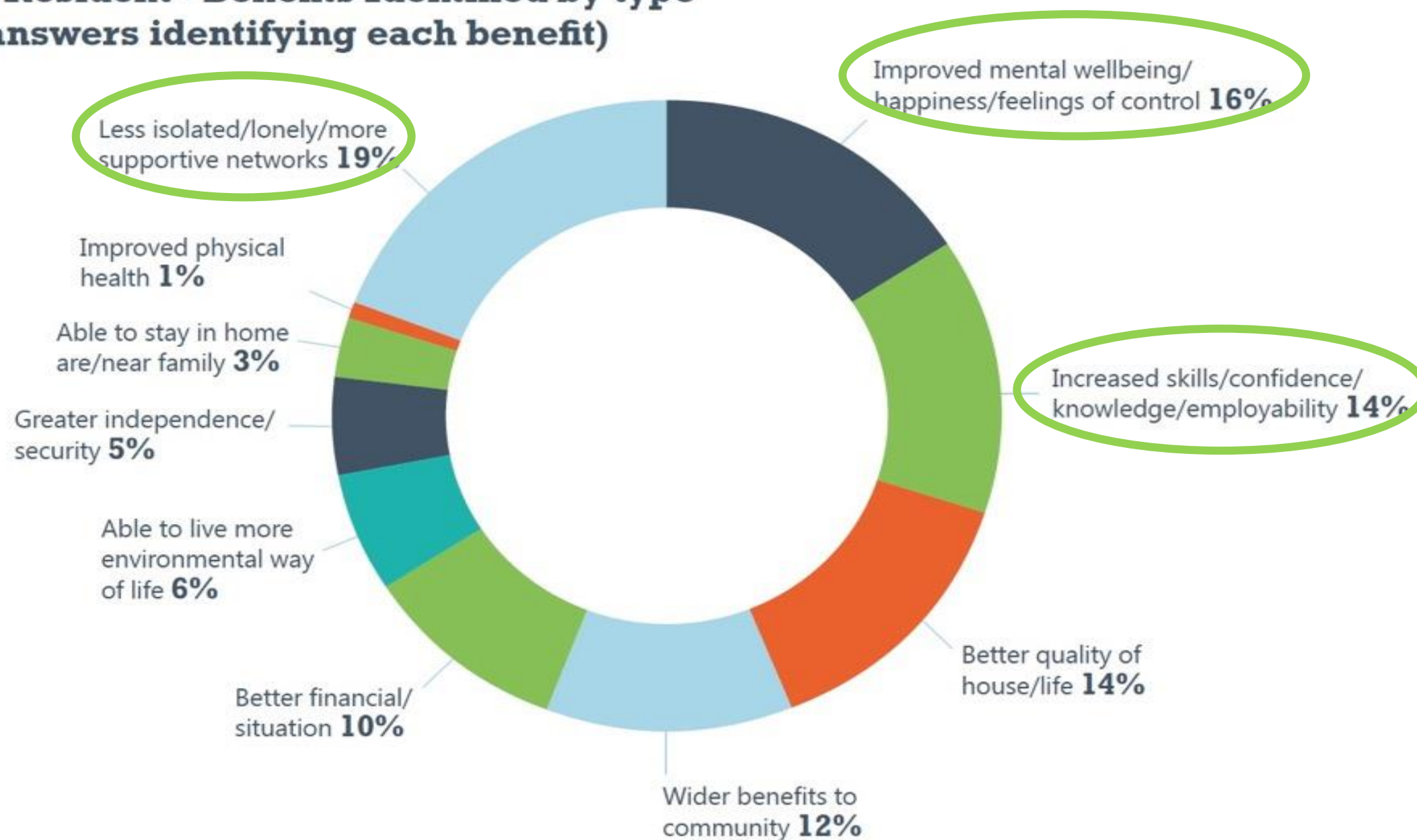
Sustaining communities – helping vulnerable people remain in their home/community for longer, reducing out-migration in rural areas

Preserving cultural, heritage, language



# Why Support Community Led Housing?

## Assessing the Benefits of CCLH CCLH Resident - Benefits Identified by type (% of answers identifying each benefit)



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## OWCH – Older Women's Cohousing Project



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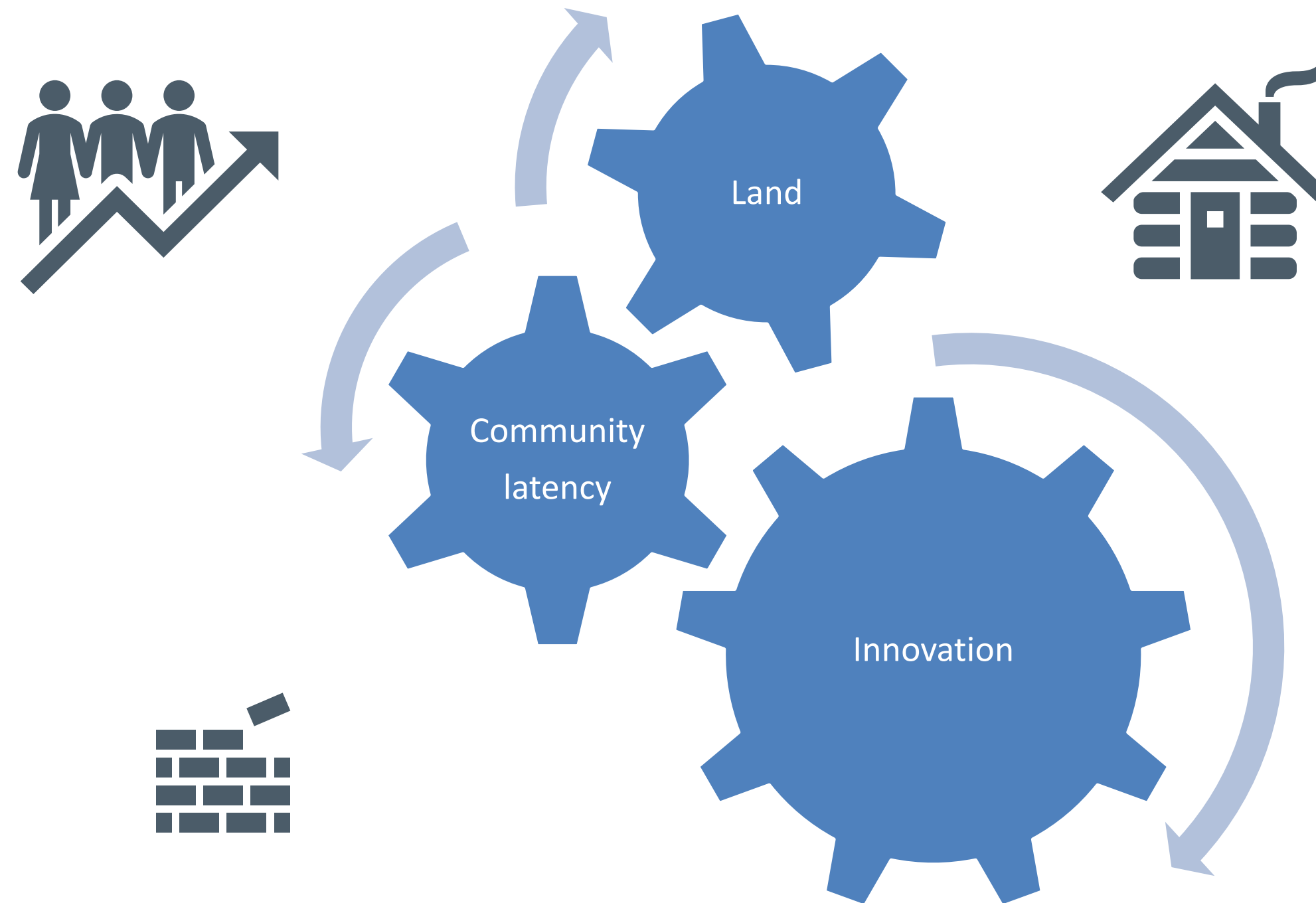
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# Unlocking innovation, community latency and land



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Eef Tanghe  
TED talk



Cohousing (in Ghent)

Conventional housing



More community for the same amount of space



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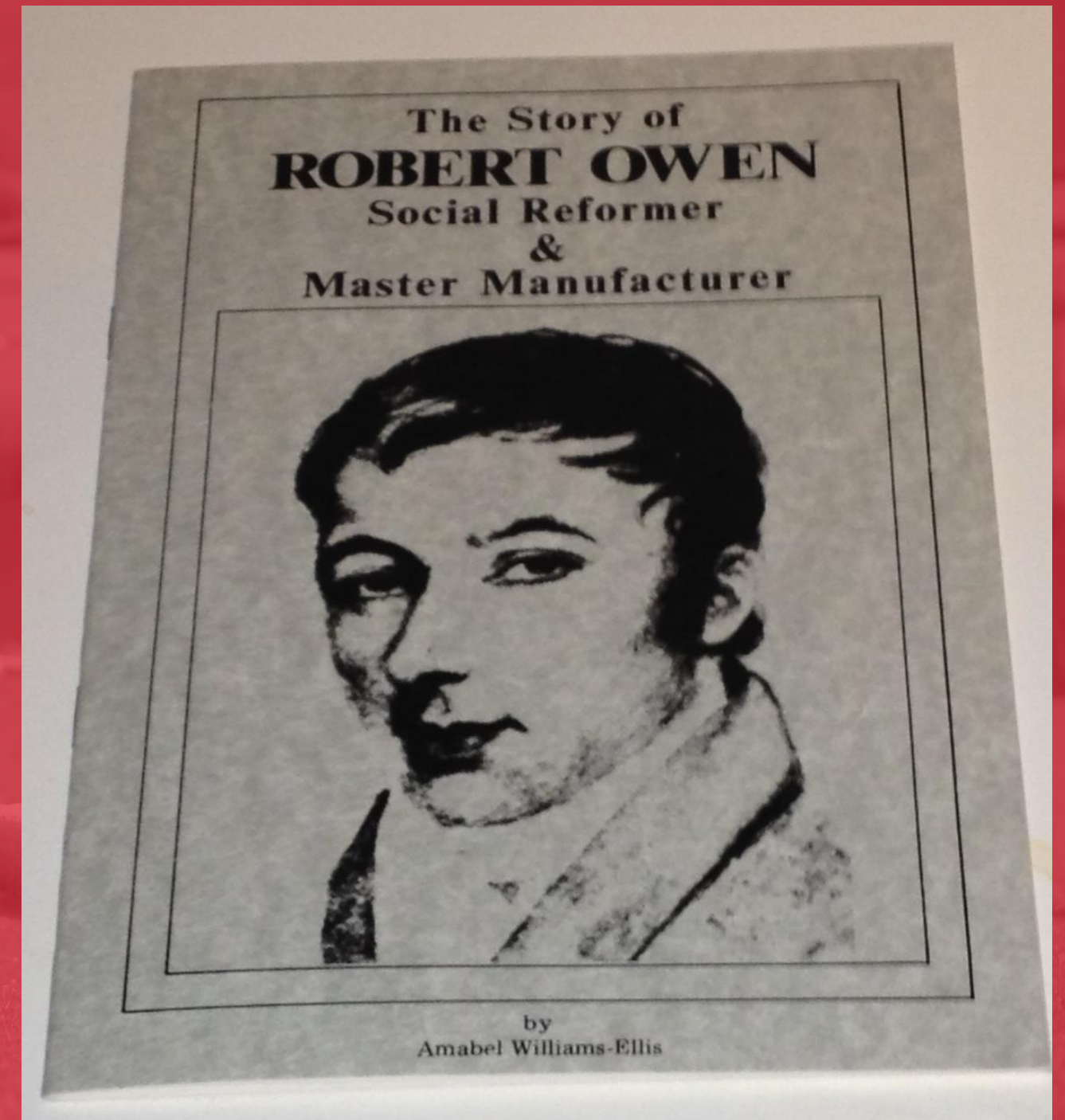
# Support for CLH in Wales

## Programme for Government 2021

Support co-operative housing, community-led initiatives, and community land trusts

## Welsh Labour / Plaid Cymru Co-operative Agreement 2021

More homes in common ownership



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Co-operative and community-led housing



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## Communities Creating Homes

Supporting the community-led housing movement in Wales

3-year project to:

- Create a thriving community-led housing movement in Wales which grows the supply of good quality, affordable homes that meets local need and where communities will grow and prosper
- Wales' only community-led housing hub and part of a network of UK enabling hubs
- Team of accredited advisors specializing in all forms of CLH



Community Led Homes  
Accredited Adviser



## Communities Creating Homes

Supporting the community-led housing movement in Wales

**Engage** = Raising awareness to increase demand

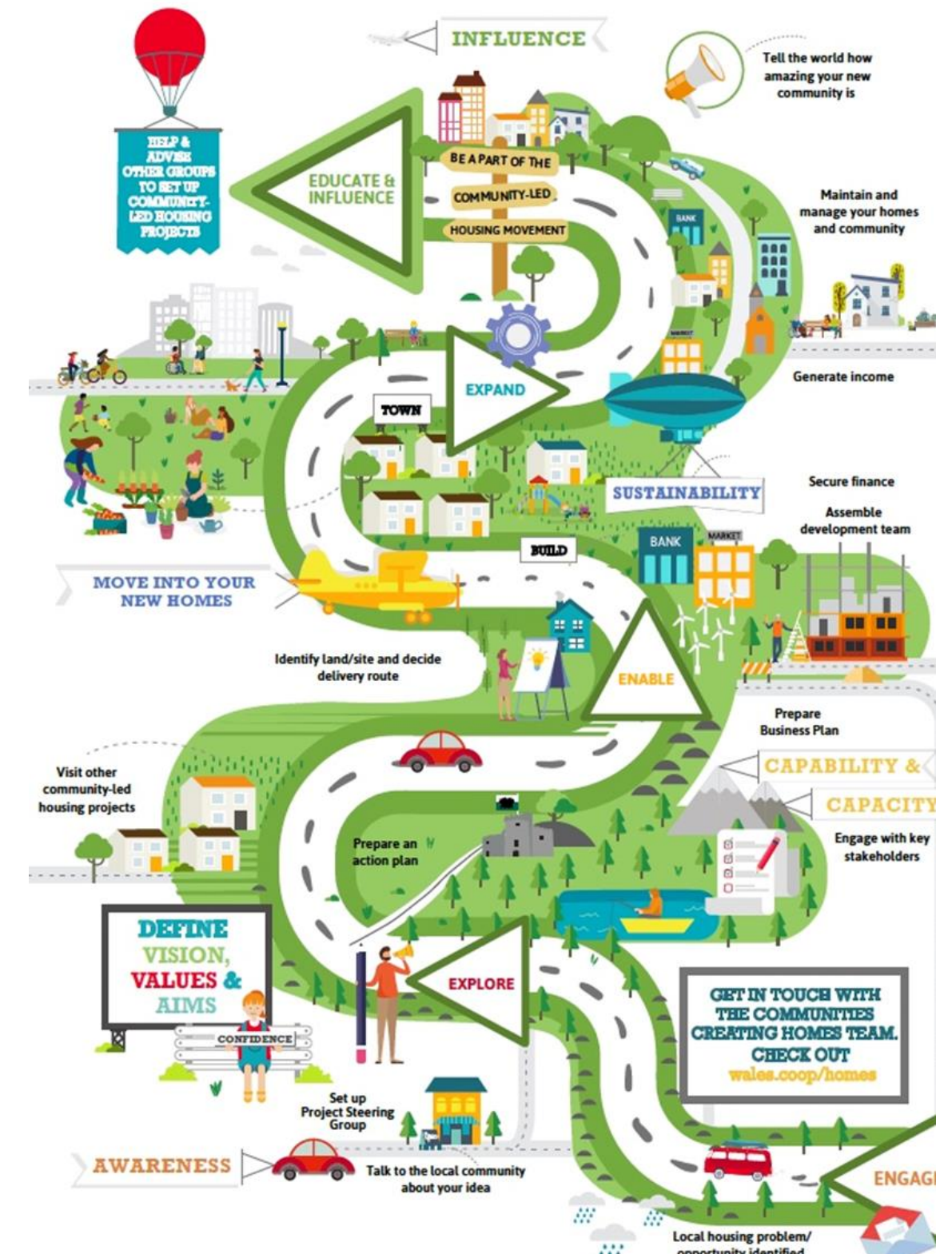
**Explore** = Learn about the opportunities

**Enable** = Plan and build

**Expand** = Growth, enterprise and resilience

**Educate & Influence** = Remove the barriers

## Your Route To Community-Led Housing



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Support available

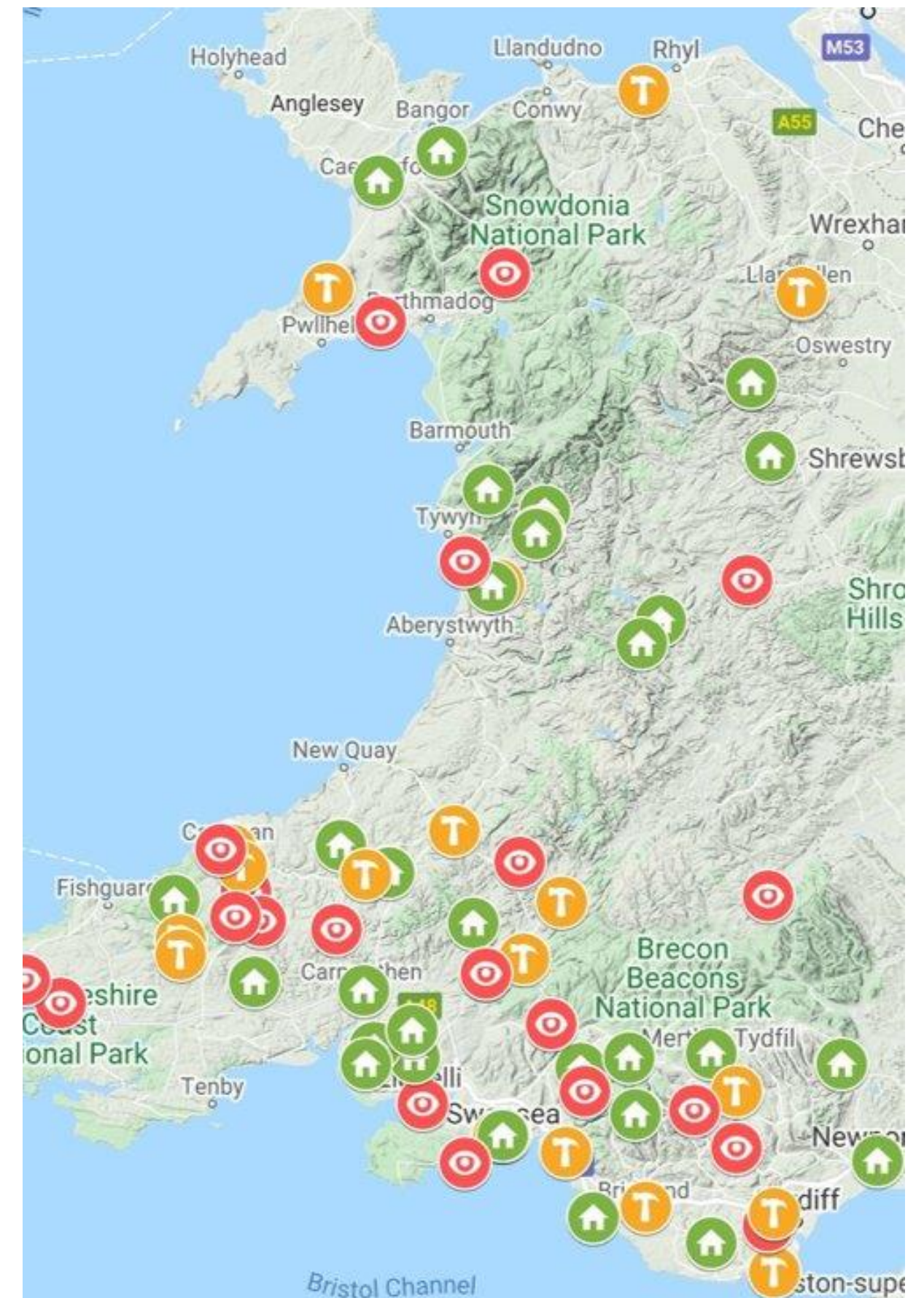
- Visioning
- Wayshaper
- Peer to peer learning / networking
- Visits
- Community consultations
- Governance
- Legal structure and incorporation
- Business planning
- Sourcing funding
- Financial modelling
- Advice on finding and acquiring land





## Community-led housing in Wales

- Cross-party political support
- Schemes able to access Government funding
- Local authority support varies
- Supporting over 60 projects that will deliver over 500 homes



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# How can town and community councils get involved?



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Leadership / champions



Influencing the policy environment



Land made available



Asset sales/transfers



Direct action



Support/signposting



Partnerships

<https://www.rsnonline.org.uk/images/files/ruralhousing-guideforparishcouncils2014.pdf>



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# Bradwell CLT

- Consultation, campaigning, policy development, direct action - established a community-owned and controlled delivery vehicle
- Successfully negotiated the free transfer of 12 affordable homes for rent as part of a S106 Agreement
- Second scheme: 12 existing tenanted houses in the village bought from a local landowner to prevent the sale to a private developer



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# Patterdale Parish Council

- Direct action, consultation, land purchase from Lake District National Park, partnership with housing association
- 10 dwellings, comprising 2 x 2 bedroom bungalows, 1 x 3 bedroom house, 5 x 2 bedroom houses and 2 x 1 bedroom flats



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# Dinnington Local plan

- Neighbourhood Plan – community activity, resident and stakeholder engagement, visioning – passed by overwhelming majority and officially adopted
- Established a CLT to develop new social housing, improve current stock and create a community hub
- 30 rented homes now being developed on a brownfield site
- Levelling up fund to enable town centre regeneration



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## **Community Led Housing – why empower communities to answer their own housing needs?**

We can't answer the housing crisis without them

They know their locality and can unlock opportunities

They fill in gaps in housing provision

They create innovation and change

Secure, affordable housing has many benefits

Democracy begins at home



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## Communny-led Housing – what can Wales do next?

Development funding at a local or national level to support groups.

Rotating capital loan fund and favourable interest rates for community led housing projects that meet locally defined needs and targets.

CLH supported through Local Development Plans, Place Plans and Special Planning Guidance.

Strategic goal setting from leadership to identify where CLH is needed and how it can be delivered.

Officer support from within local authorities working in partnership with the Wales Co-operative Centre team.

Strengthening community empowerment and ownership rights.



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**Diolch/Thank you**  
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