



Good Afternoon



What is
Community-
Led Housing?

Without you v's With you ...

Conventional Housing v's CLH





Not one definition...

Community-led housing is about local people playing a leading and lasting role in solving local housing problems, creating genuinely affordable homes and strong communities in ways that are difficult to achieve through mainstream housing
(Homes England)



Community-led housing projects are led by community groups determined to make sure that new homes are built and empty homes and buildings can be brought back into use to meet local housing needs
(Locality)

[Locality CLH video](#)



5 Key Identifiers



Open and meaningful community participation and consent takes place throughout the process.



The community group or organisation owns, manages or stewards the homes in whichever way they decide to.



The housing development is of true benefit for the local community, a specific group of people (an intentional community), or both.



These benefits should also be legally protected in perpetuity.



Not for profit

Start to finish

Land

Group

Site

Plan

Build

Live

Financial support and guidance

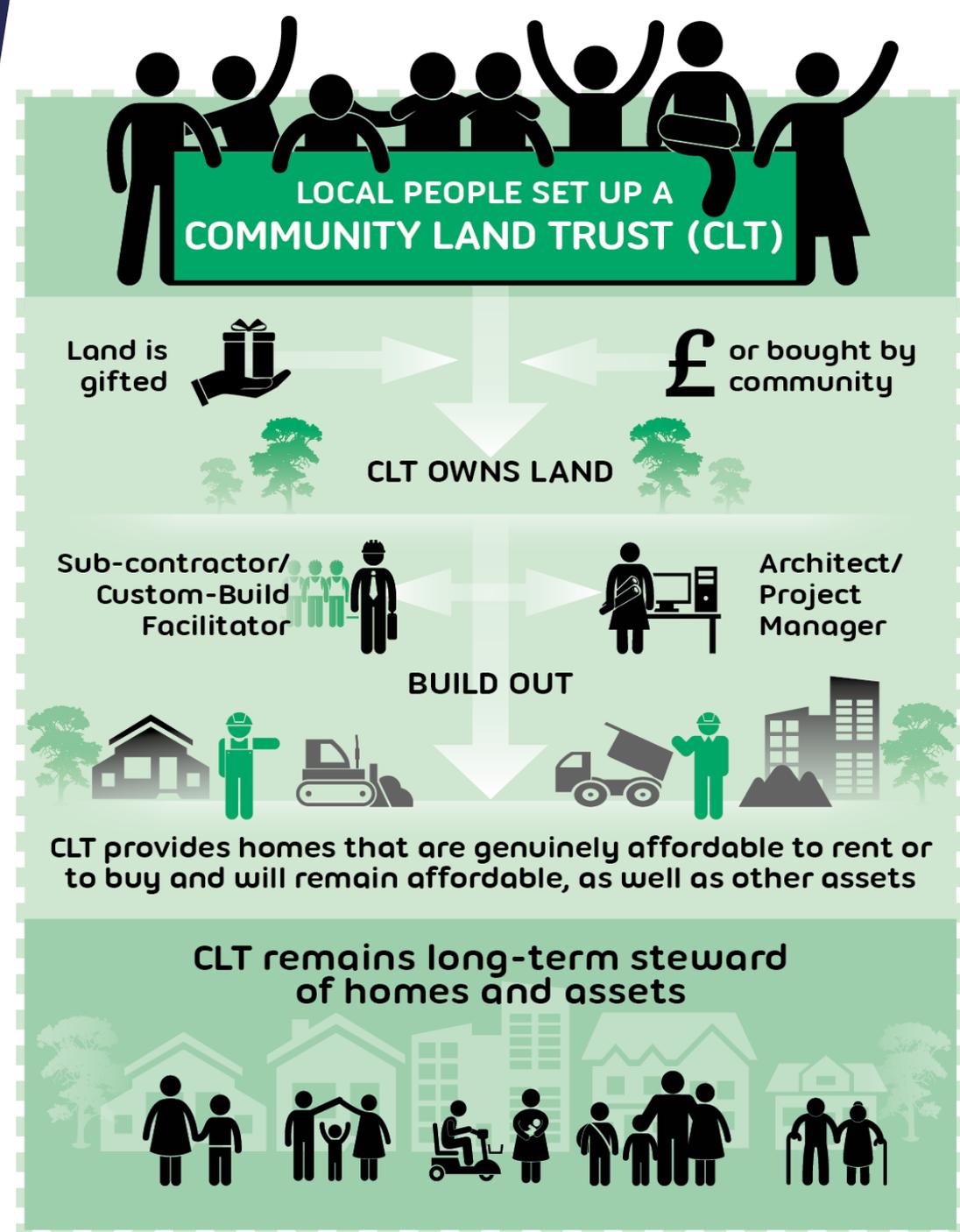
Expert Advice

Training



Community Land Trust

Community land trusts are set up and run by ordinary people to develop and manage homes as well as other assets. CLTs act as long-term stewards of housing, ensuring that it remains genuinely affordable, based on what people actually earn in their area, not just for now but for every future occupier
(National Community Land Trust Network)



Wells on Sea CLT Norfolk

- ☀️ Homes for Wells
- ☀️ Est. 2006
- ☀️ Problem
- ☀️ Mission
- ☀️ Purpose
- ☀️ Outcome

Co-operative housing

Co-operative housing is a housing organisation which exists as a landlord, managed partly or fully by its tenants. Co-ops are one model of Community-Led Housing. Co-ops allow people to control their homes and build a supportive community.

Photo from Liliac Co-operative website.



Liliac Co-operative Housing

- Lilac- Low Impact Living Affordable Community.
- Est. 2006
- West Leeds
- Problem
- Mission
- Purpose
- Outcome



Photo from Liliac Co-operative website.

Co-housing



Cohousing communities are intentional communities, created and run by their residents. Residents come together to manage their community, share activities, and regularly eat together. It creates a space that promotes togetherness.

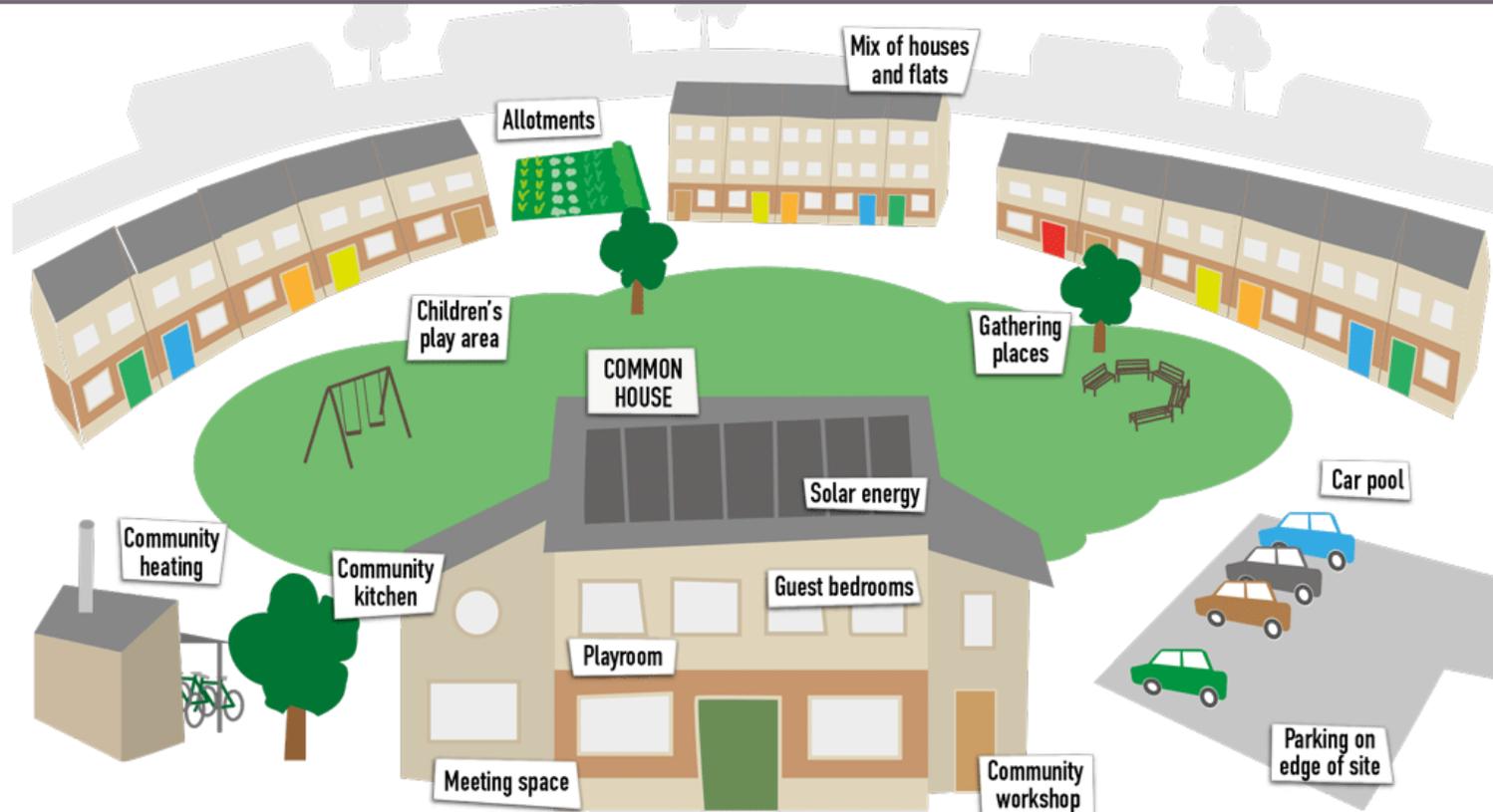


Image from UK Co-housing website



Older Women's Co-housing OWCH

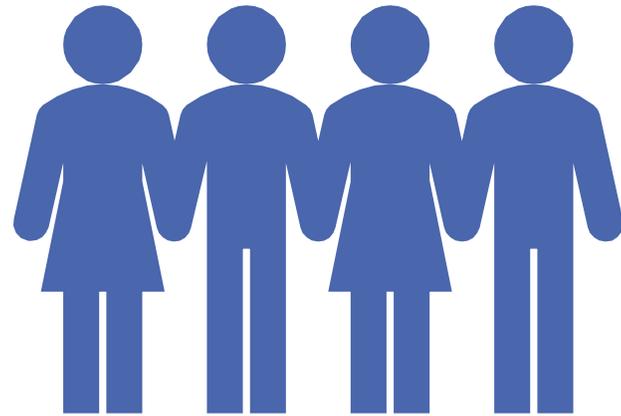
- ▶ Formed in 1998
- ▶ Revolutionary for this period
- ▶ Long duration to find the right support, land and funding
- ▶ Completed housing 2016
- ▶ First UK senior co-housing group

Photo: OWLCH - New Ground Housing, Barnet,
North London

One size does not fit all !

BedZED a OnePlanet Community - the UK's first large-scale eco-village in Sutton, South London.





How can CLH benefit your local community?

What do communities want?



Control & reassurance



Design



Location



Affordability



Allocations / ground rent



Management and Governance



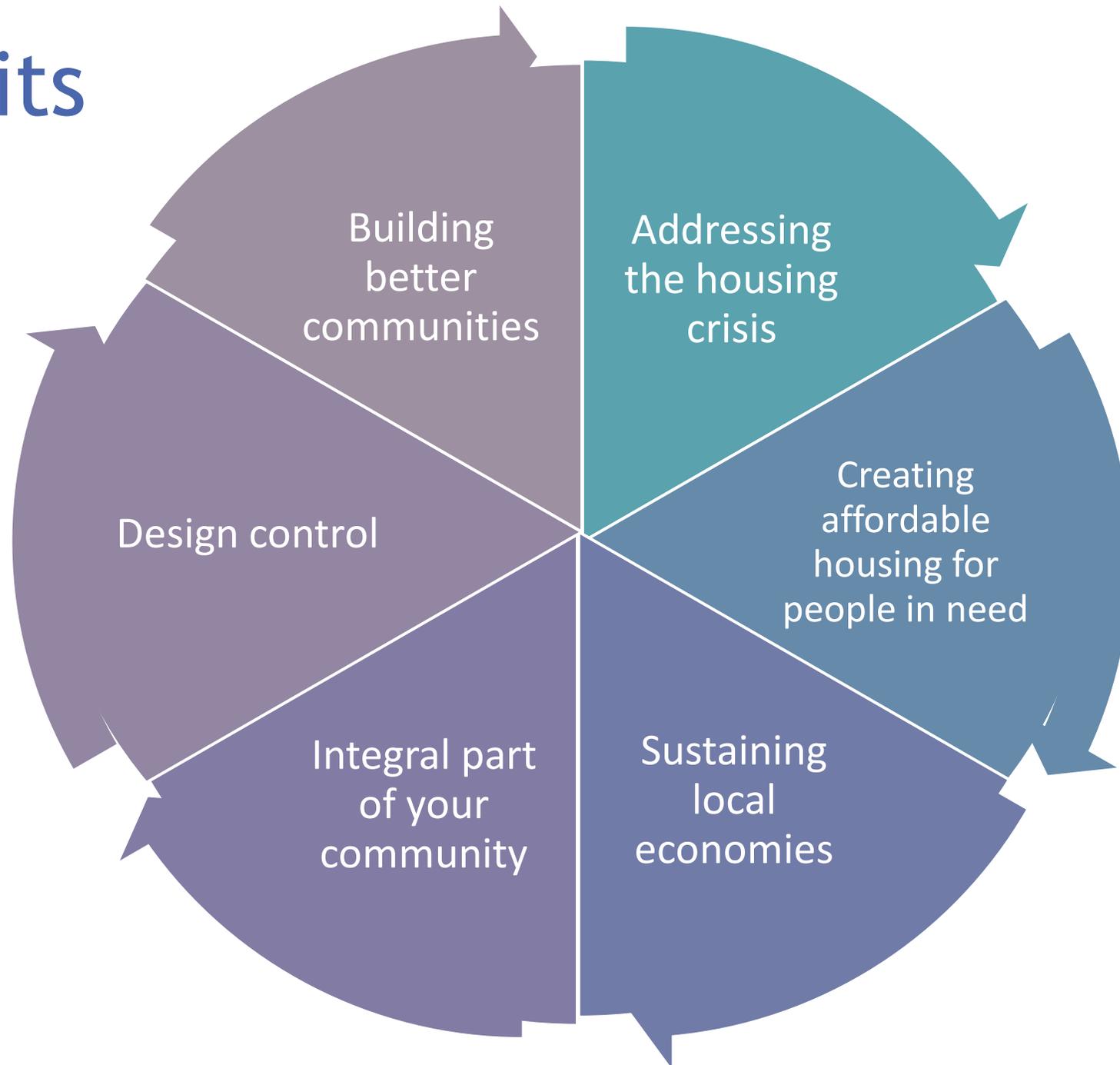
Different ways to live to together



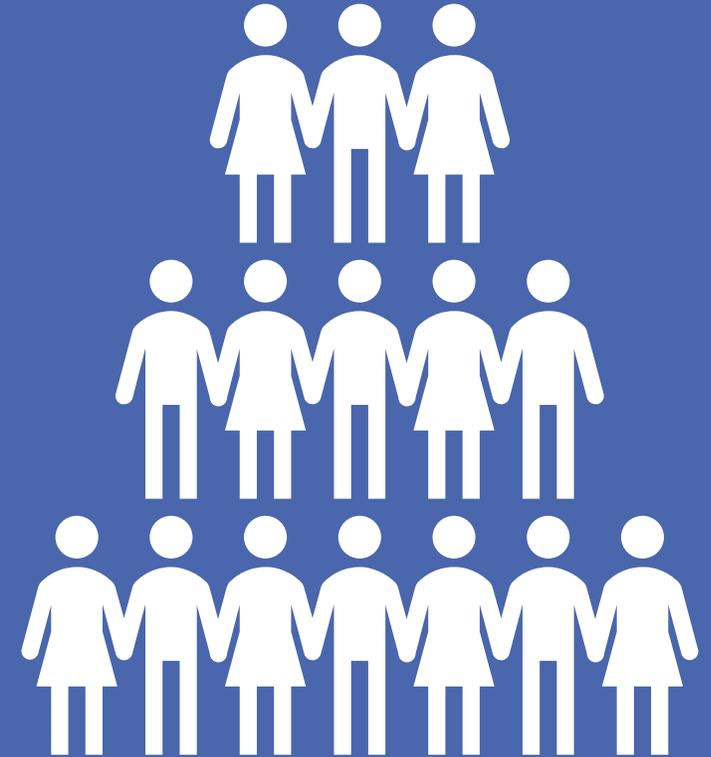
CLH means the ability to do more



Benefits



Support
available on
your CLH
journey





DDC Support

- ▶ Dedicated Community Housing Officers
- ▶ Support and guidance to leading expert organisations
- ▶ Start up grants of up to £10,000
- ▶ Group training sessions led by experts in their field
- ▶ Conferences



National Organisations





Thank you

Contact and further information can be found:

www.dover.gov.uk/Housing/Community-Housing/Community-Housing.aspx

Email: Communityhousing@dover.gov.uk



References



Presentation slides

Page 3: Definitions for CLH

Homes England (2019) *Community Housing Fund Prospectus*, accessible at: <https://www.gov.uk/government/publications/community-housing-fund-prospectus> Accessed: 08 Nov 2019.

Locality (2019) *Building Community-Led Homes*, accessible at: <https://locality.org.uk/services-tools/support-for-councils-service-providers/building-community-led-homes/>. Accessed: 08 Nov 2019.

CDS Cooperative (2019) *Community Led Homes*, accessible at: <https://www.cds.coop/community-led-housing/>. Accessed 08 Nov 2019.

Page 4: Key Identifiers

Community Led Homes (2019) *What is Community Led Housing?*, accessible at: <https://www.communityledhomes.org.uk/what-community-led-housing>. Accessed 08 Nov 2019.

Page 6: Community Land Trust

The National Community Land Trust Network (2019) *What is a CLT?*, accessible at: <http://www.communitylandtrusts.org.uk/what-is-a-clt>. Accessed 08 Nov 2019.

Page 7: Wells on Sea Norfolk

Homes for Wells (2019) *Homes for Wells*, accessible at: <https://homesforwells.com/>. Accessed 08 Nov 2019.

References Conti..



Page 8 Co-operative Housing

CDS Cooperative (2019) *FAQ: What is a housing co-op?*, accessible at: <https://www.cds.coop/faq/>. Accessed: 08 Nov 2019.

Page 9: Liliac Housing Cooperative (2019) *Liliac - Low Impact Living Affordable Community*, accessible at: <https://www.lilac.coop/>. Accessed: 08 Nov 2019.

Page 10: Co-housing

UK Cohousing (2019) *Welcome to UK Cohousing*, accessible at: <https://cohousing.org.uk/>. Accessed 08 Nov 2019.

Page 11: OWCH

Older Women's Co-housing

OWCH (2019) *OWLCH History*, accessible at: <http://www.owch.org.uk/new-page>. Accessed 08 Nov 2019.

Page: 12 One Size does not fit all!

Bioregional (2019) *BedZED - the UK's first large-scale eco-village*, accessible at: <https://www.bioregional.com/projects-and-services/case-studies/bedzed-the-uks-first-large-scale-eco-village> Accessed: 08 Nov 2019

Bioregional (2019) *Bioregional Homes wants to build a truly affordable One Planet Community in Chobham*, accessible at: <https://www.bioregional.com/news-and-opinion/bioregional-homes-wants-to-build-a-truly-affordable-one-planet-community-in-Chobham>. Accessed: 08 Nov 2019