Community-led Housing and Community Land Trusts

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What is community-led housing?

• 3 key principles:
  • Integral community involvement
  • Long-term community role in ownership, stewardship or management
  • Benefits legally protected in perpetuity
Community Land Trusts
Cohousing
Cooperatives
Self/ Custom Build
Crossovers – get creative!
Key features of a Community Land Trust

• Not for profit, volunteer-led organisation
• Membership based
• Local homes for local people
• Community benefit ‘locked in’ in perpetuity
• Affordability level assessed by local income
• Shared ownership, affordable rented and other models
• Open market and affordable housing
Why do people set up CLTs?

• Ensure surviving and thriving community
• Permanently affordable homes
• Home reserved for local people
• Provides community assets
• Genuine community control and influence
• Take back control over development of community
• Natural extension to a Neighbourhood Plan
CLT scheme vs. typical housing scheme

• Generally a desire for lower-density housing (e.g. Manor Farm, Stretham @ 6 homes per acre)
• Community participation in site selection
• Design-led approach with more community involvement with planning process
• Scheme that is sensitive to local setting, vernacular and immediate neighbours
• Additional open green spaces, sometimes with other community facilities included
• Long-term ownership/ stewardship
• Asset base and potential income stream for local community
Window of opportunity

• Community Housing Fund
  • £60m funding already awarded
  • £168m recently announced

• Local authority support

• Professional support

• Growing sector
Who are we?

Regional experts for the East of England
What do we do?

Support throughout entire journey
How can I get involved?

- Is there a local group?
- Establish a new group!
- Landowners, potential funders, professional expertise
Contact details

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