

Annex 2

Community Housing Fund

Community-led housing is in essence where the local community takes on the lead role of developing, managing and/or owning affordable housing in their own area for the local community. The key features of community-led housing are:

- They are usually small scale, most schemes are under 20/25 homes and some are much smaller.
- Schemes are usually set up and run by local people in their own communities, often with external support from housing associations, local authorities or regional and national support organisations.
- They provide genuinely affordable homes for rent, shared ownership or sale on sites that are often difficult for mainstream housing providers to develop.
- Schemes meet long-term local housing needs, by the community retaining a legal and/or financial interest in the homes provided and ensuring they are always available to local people who need them.

Community-led housing is not for profit, involving considerable voluntary effort. There are a wide variety of approaches to community-led housing and no standard model. However, the main examples are:

- **Community Land Trusts (CLTs)**, which provide affordable homes for local people in need, by acquiring land and holding it as a community asset in perpetuity.
- **Housing Co-operatives**, which involve groups of people who provide and collectively manage affordable homes for themselves as tenants or shared owners.
- **Cohousing schemes** involve groups of like-minded people who come together to provide self-contained private homes for themselves, but manage their scheme together and share activities, often in a communal space.
- **Tenant Management Organisations** provide social housing tenants with collective responsibility for managing and maintaining the homes through an agreement with their council or housing association landlord.
- **Self-help housing** projects involve small, community based organisations bringing empty properties back into use, without mainstream funding and with a strong emphasis on construction skills training and support.
- **Community self-build schemes** involve groups of local people in housing need building homes for themselves with external support and managing the process collectively.

The key difference between housing community led housing and that developed by private house builders or Registered Providers is that the community takes a central role. Communities may work in partnership with a Registered Provider or can work on stand alone projects. They can provide affordable housing through a section 106 agreement and/or a rural exception site.

It is understood from the Homes and Communities Agency (HCA) that community-led builders can also access funding, such as the Home Building Fund and money from the HCA's affordable housing programmes. Community-led groups have also brought in significant revenue and capital resources not accessible to other housing providers, including commercial lending, social finance, charitable funds, community

bond issues and labour. As well as helping to meet local need they can build up new resources and resilience within communities.