

Community Led Housing



- Looking to deliver new housing for your community?
- Worried about whether local residents can afford to live in your area?
- Lacking smaller homes for young people or long term residents to downsize to?
- Seeking a long term income to pay for local facilities or services?

Community led housing can offer a solution.



We can help you and your community tailor new housing to meet local, identified need.



We can help you find a solution to your own or your family's housing requirements.



Groups are dedicated to representing local residents. They do not need to make a short term profit or answer to shareholders.

A community led housing scheme consists of quality, affordable homes to buy or rent. The homes are owned by your community – and you have a say in who lives in them.

Community led housing is all about meeting the housing needs of your community. Your community can build affordable homes for people who already live or work in your community or who have relatives living there.

Community led housing is a practical and rewarding alternative to developer led housing. With plenty of support and advice available locally and access to national funding streams, there has never been a better time to find out more about taking forward a scheme in your town or village.

What is community led housing?

Typically community led housing schemes are:

- Homes built and owned by the community for the long term benefit of the community – whether that's income from rents straight into the community purse or homes for sale kept at affordable prices in the long term.
- Run by a local, independent and not for profit organisation – often specially created for the purpose of building affordable homes.
- Building homes for sale or rent but, whatever the mix, it is about keeping them affordable now and in the future.
- Ensuring key decisions on new homes are made by the community - from the most suitable site, through design, to who moves in.
- Democratic and accountable to the wider community.





How do you get started?

Every community led housing scheme starts off with different first steps. Here are some of the steps you will need to tick off on your journey, but not necessarily in this order.

- Bring together a group of interested people to lead the project.
- Decide what you want to build.
- Find a suitable piece of land or existing building.
- Talk to the local authority about planning and help.
- Work with your Parish or Town Council.
- Visit or talk to other communities to see how they have done it.
- Consult with your community and gain their support.
- Establish local housing need.
- Decide on the right community led housing model and housing mix for you.
- Become a legal entity.
- Prepare a project plan.
- Prepare a business plan and budget.
- Maintain community support.
- Secure external professional help.
- Raise initial finance for feasibility work.
- Raise finance for the build.
- Decide on a development partner and negotiate an agreement (or go it alone).
- Design your housing.
- Secure planning permission.
- Purchase land or a building.
- Tender the building work.
- Oversee construction.
- Set up a local lettings plan.
- Manage and maintain the new homes.

Celebrate! New homes successfully built, owned and managed by the community, for the community.



Schemes are safeguarded from Right to Buy legislation – so the new housing build will remain affordable to future residents.



Community led housing can help everyone – young people, families looking for their first home or older people looking to down size into more suitable housing.



You can help keep a good mix of ages and families in your community – so they can support the local school, shop, pub and post office. A mixed community is a thriving community.

When it comes to community led housing there is no 'one size fits all' approach. It could be a community land trust or a co-operative, co-housing, community self build, for sale or for rent, with a developer or land owner. You may want to do this all by yourself or work in partnership with a developer or a housing association.

So much choice can be confusing, but we are here to help you make sense of the options and make the right decisions for your community.

Moving forward with community led housing takes enthusiasm, energy and time. You provide those and we will help you find the support, advice and finances. Together we could build something great!

For further info or to take the first step contact:



Rural Housing Enablers



Community First Yorkshire