

# Community Led Housing - Get Inspired

## Fishponds, Bristol Community Land Trust - Self Finish



### Background

With backing and funds from Bristol City Council, a Community Land Trust was created in 2011 with the aim to help deliver affordable homes to rent and buy on a shared ownership basis across the city. Their first project saw the development of 12 new homes from an old, abandoned school building on Fishponds Road in the Eastville neighbourhood of Bristol.

### Getting started

The Fishponds project cost around £1.9 million to develop. The council played a key role with finances and support, particularly in the initial stages, allocating £300,000 to help with start-up costs and fund the initial project.

The identified site was valued at £286,000 but an agreement with the council allowed the property to be sold to the Community Land Trust for the nominal sum of £1 in September 2012, recognising the social, economic and environmental benefits the project would bring.

Other funding came from a £425,000 Homes and Communities Agency Grant by becoming a

registered provider and a further £390,000 loan from Community Land & Finance CIC to put towards solar panels and providing rented and shared ownership housing. £790,000 was also generated through equity sales and a further £50,000 from sweat equity.

### Community led housing

Having an open selection, four practises were invited to put forth designs for the project and Stride Treglown was selected as the architect to transform the site. Due to several delays, work didn't begin until December 2014.

The project consisted of a mix of new build and renovation work, with 6 three bed terraced houses available for shared ownership and 6 one bedroom apartments completed, 5 for affordable rent and 1 available to buy for shared ownership.

Self-finish was a key element of this project from the beginning and those who were allocated a home began learning the practicalities from October 2015, taking over the site in March 2016. The self-finishers shared work to complete their kitchens,

bathrooms, flooring and decorating, with each of them also taking on elements of the external landscaping and communal areas.

Finishing off the homes themselves enabled the residents to earn 'sweat equity' in return for their time and effort. Residents were able to qualify for a discount of up to £5000 either off their property share or helping reduce their rent.

## Community impact

The self-finish residents were able to become a new community as they finished building their homes and communal space together.

With affordable rents and homes offered in shared ownership, local people were also able to move into homes that would have otherwise been unaffordable as well as able to put their own stamp and character into their homes by finishing them themselves.



**“I’m so lucky. I’ve never felt more at home.” Self Finisher**

The project has inspired and helped to provide funding for the Community Land Trust to look at further developments to provide more homes, build more communities and even expand into self-build.

## What does the future look like?

A second project is in development at Shaldon Road in the city’s Lockleaze district with 50 affordable homes being built with a mix of rented and shared ownership again. As with the Fishponds project, all residents are involved with the self-finish to earn additional equity or reductions in rent.

Due to financial restraints, the project was handed over to the development partner for completion but the Community Land Trust remain the freeholder of the land to help ensure that the homes remain affordable in perpetuity. The trust hopes to earn enough revenue from ground rent on the scheme to then finance further projects.

Bristol Community Land Trust hosts Community Led Homes West, an Enabling Hub which provides support and technical advice to communities seeking to deliver their own Community Led Housing projects across the West of England.



**Community  
Led Homes  
North Yorkshire  
& East Riding**

For inspiration, information and advice with your community led housing project, contact Community Led Homes North Yorkshire & East Riding:

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