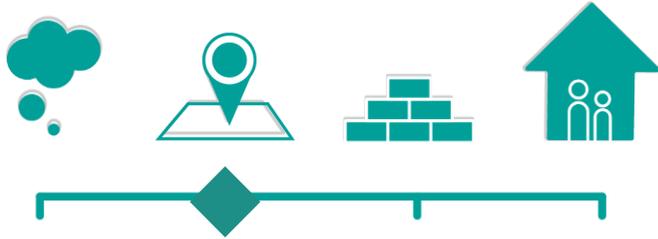


CLT CASE STUDY: Wyre Forest CLT

STAGE: Assessing potential sites



MEMBERS:

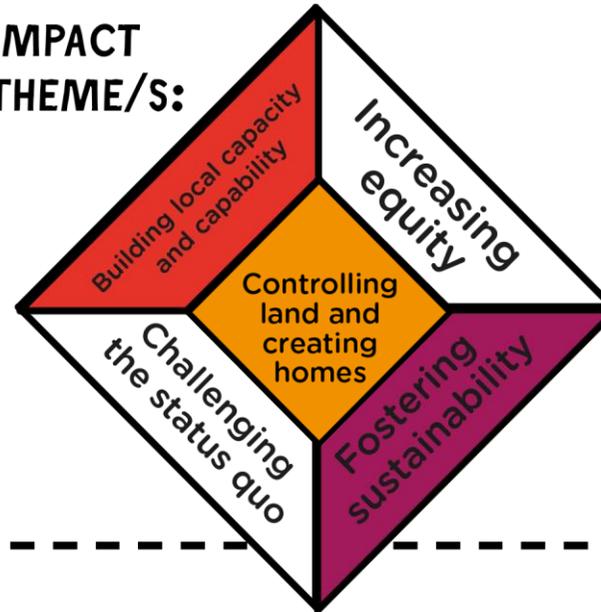


52

HOMES:



**IMPACT
THEME/S:**



Wyre Forest CLT hopes to create structurally sound alternative housing that are compact, innovative, sustainable, affordable for all and add to community cohesion.

We hope to engage with micro communities with an alternative way of entering the property/hybrid rental market, and to train local people with the skills required to fabricate their own small self-build homes, some of which will also be available to rent.

We aspire to also showcase alternative homes for holiday rental as Airbnb."

WINS:

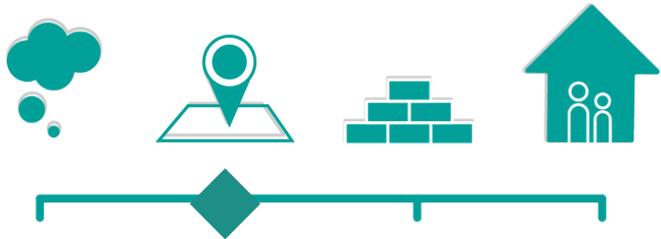
- ◆ Council were helpful and supportive in the research stage, providing housing needs surveys and up to date information on current housing needs
- ◆ Well attended launch party led to 52 new members
- ◆ A good partnership has been made with Cookley & Causall Neighborhood plan - which now features WCLT heavily
- ◆ Working closely with Homes England, the council and a registered housing provider on Lea Castle. In Phase 1 Wyre Forest CLT are looking to provide a community hub and to address local need for Community Led Housing on the site
- ◆ Potential small infill site from a local landowner for our first build
- ◆ WFCLT are also working with Wyre Forest Co-Housing jointly on a cooperative housing project.
- ◆ New Worcestershire Community Led Housing Hub has now been established with specialist support for CLH for the area.

CHALLENGES:

- ◆ Wyre is one of the most deprived areas of the Midlands with a lack of smaller affordable homes and cohousing for older residents and no facilities for LGBTQ
- ◆ A resistance to change within the local council and a lack of understanding around how WCLT represents the community.
- ◆ A lack of legal and planning expertise within WCLT, which is needed to help negotiate and understand the policies and procedures of the council
- ◆ Lack of capacity amongst members makes it hard to properly utilize opportunities as they arise
- ◆ Wyre Forest suffers from a high level of fuel poverty and lacks truly affordable homes.
- ◆ There is a high need for smaller properties for downsizers to move into and for first time buyers/renters
- ◆ Changing views on the way homes are built and using more eco friendly materials.

CLT CASE STUDY: Waterbeach CLT

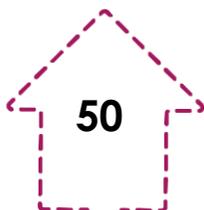
STAGE: Identified first site



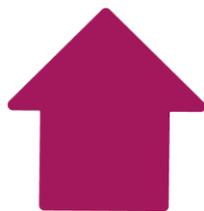
MEMBERS:



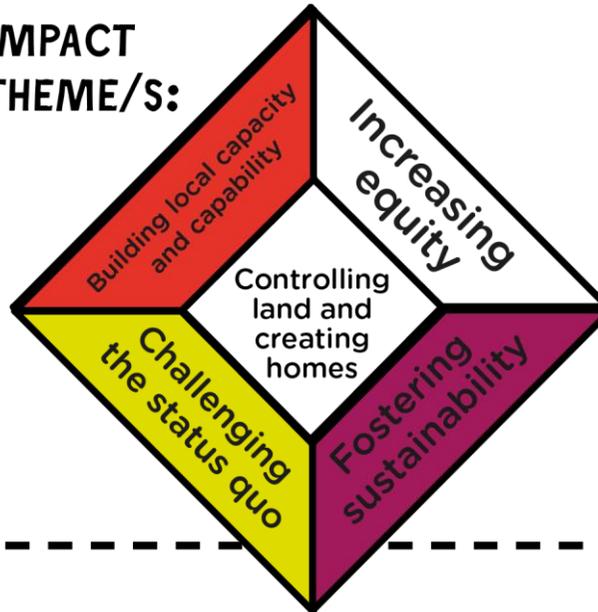
HOMES:



Planned homes



IMPACT THEME/S:



“We are keen to combat poor quality design by demonstrating that affordable homes can be well-designed, but also that people can be involved with their homes and hence you get a better result and community.”

WINS:

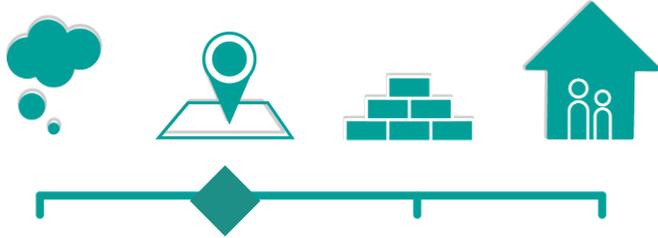
- ◆ South Cambridge council mostly supportive and provided £4500 start up grant to WCLT
- ◆ Support from the council for WCLT focus on making the 'right to build' accessible to a larger group
- ◆ Planning documents for the New Town development included specific council support for the WCLT
- ◆ A good relationship has developed between New Town developers, Urban and Civic, and WCLT
- ◆ Local community is generally positive about WCLT role in development and recognizes their potential to maximize community benefit from the New Town development

CHALLENGES:

- ◆ High commuting levels make Waterbeach a 'dormitory town' leading to low levels of existing community cohesion
- ◆ It has been difficult to engage the local community as the project is still in quite an abstract stage. Greater capacity could help
- ◆ Need to get members more actively involved, especially those who are already home-owners
- ◆ Board and members lack legal or accounting expertise
- ◆ While relationship with developers for the Waterbeach 'New Town' (Urban and Civic) is positive, their timelines dictate when WCLT will be able to secure land and as such can be constraining
- ◆ There have been some concerns from the council (though in principle they are supportive) as this is a new area of development and WCLT is one of the first to work on such a large strategic site

CLT CASE STUDY: Truro CLT

STAGE: Negotiating terms and securing investment

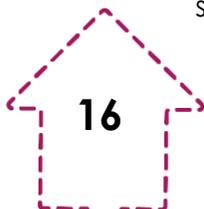


MEMBERS:

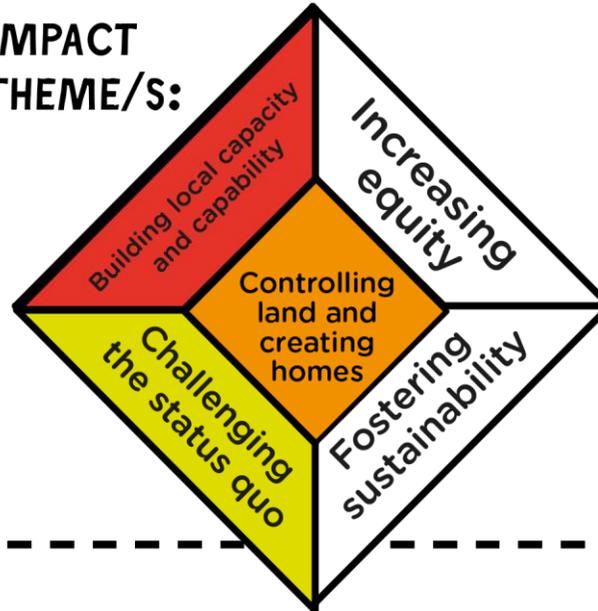


25 members, 6 Directors

HOMES: 16 potential homes as well as community hub and enterprise space



IMPACT THEME/S:



“Through getting members of the public to join our Community Benefit Society, we can utilise their skills and enthusiasm to create a better community in our City, to create community cohesion where there is currently a lack of it.”

WINS:

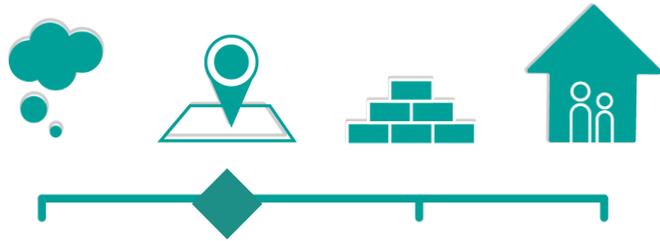
- ◆ Diverse team and board members with good connections to the community
- ◆ Extensive surveying and canvassing of public opinion generated really strong data to make the case for planning and bids
- ◆ Support and mentoring from affordable housing team at the local council
- ◆ Cornwall council have offered a plot of land for development
- ◆ Partnering with a local charity to jointly deliver a community led development

CHALLENGES:

- ◆ Though there is a diverse and enthusiastic board of directors and committed members there is a lack of expertise in property development
- ◆ A lack of capacity means that some opportunities to fundraise have not been realized. This is also a barrier to securing lending
- ◆ A large number of people working in Truro cannot afford rent or house prices (14,000 currently commute), yet there are large, unoccupied city centre properties.
- ◆ A lack of cohesion around how the Cornish housing crisis is addressed – there is a lot of recognition of the issues but little sense of purpose to tackle them

CLT CASE STUDY: Swansea CoHousing (SCH)

STAGE: Identifying potential sites

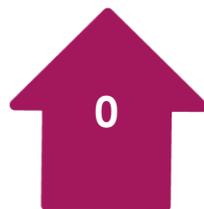
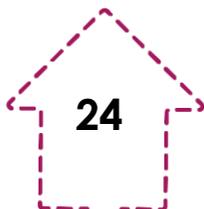


MEMBERS: 7 founding members



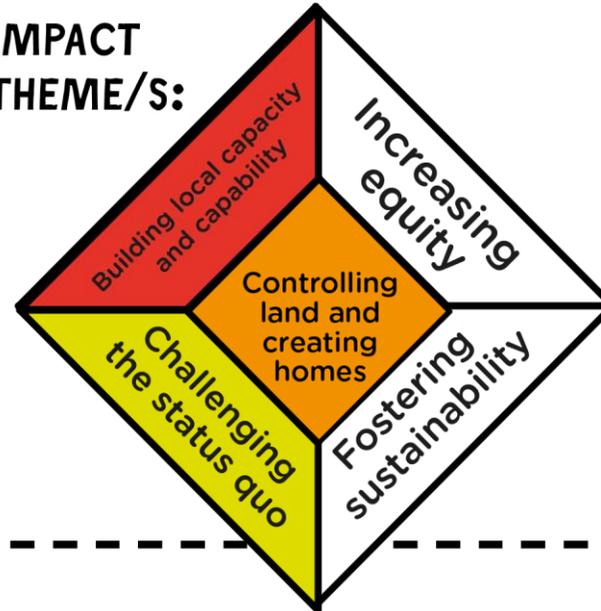
Expressions of interest from local community

HOMES: Mixed equity



Average number of homes
Feasibility of 3 sites under consideration

IMPACT THEME/S:



“We will establish an intergenerational, sustainable cohousing CLT in Swansea, to respect our unique heritage and build community-led housing, sustainable homes and community.”

WINS:

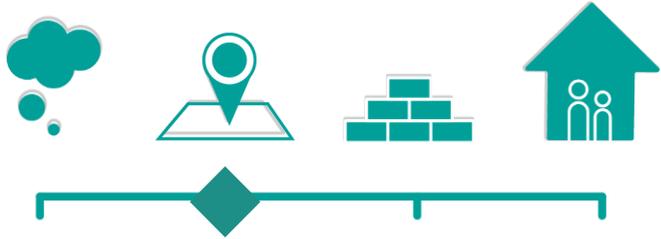
- ◆ Support and advice from Cooperative Wales in setting up the legal structure of SCH
- ◆ Experience within the steering board of managing very large construction and building projects
- ◆ Founding members of SCH also co-founded a major housing association; East London CLT; Pinakarri Cohousing Australia
- ◆ SCH are collaborating with 3 well-established local Housing Associations with a view to partnering
- ◆ SCH have initiated conversations with ethical investment platforms
- ◆ Community capital from regeneration of local quarry
- ◆ Engagement with local community on housing and local area

CHALLENGES:

- ◆ Obtaining funds to pay contractors, employ staff and cover expenses
- ◆ A shortage of good quality, social and co housing schemes within Swansea
- ◆ Many sites in Swansea are topographically challenging
- ◆ Access to regeneration finance for heritage sites, that are of interest to SCH, may affect the selection of sites
- ◆ A lack of professional legal, financial and marketing board capacity
- ◆ A lack of time within SCH to significantly build members and community engagement
- ◆ Limited funding to enable outsourcing of services such as planning, design, build and community co-design.

CLT CASE STUDY: StART Haringey

STAGE: Tender



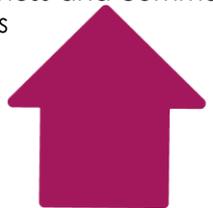
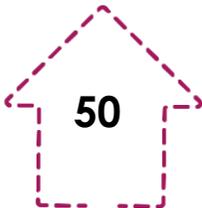
MEMBERS:



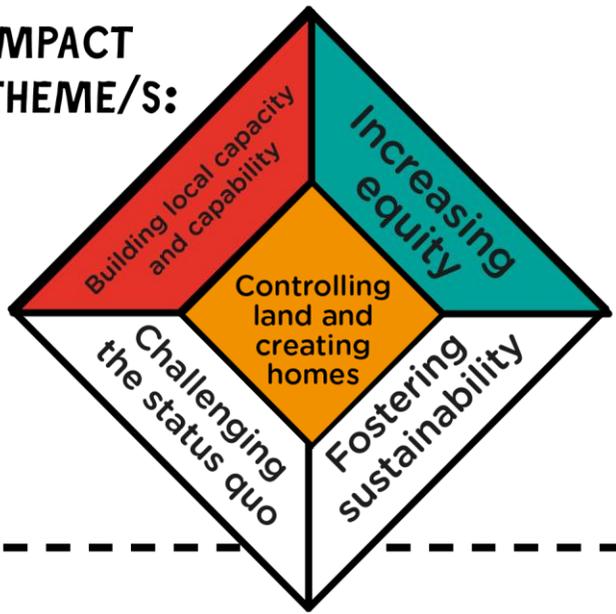
500+

HOMES:

50 CLT homes out of an 800 home development, plus space for business and community facilities



IMPACT THEME/S:



“We especially want to get those who don’t normally have their voices heard involved; make them feel part of the project and give them confidence to play an equal and active part. We want the wider community to have a real say in how homes look, who they are for, rent levels and everything else associated with the homes.”

WINS:

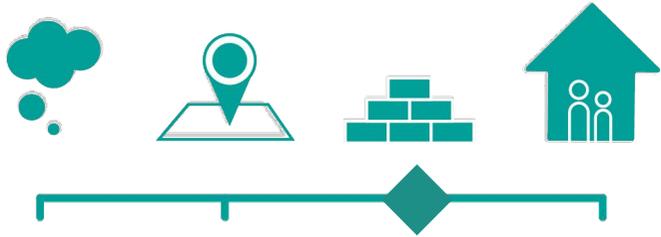
- ◆ Influenced planning permission for the large St Ann’s hospital site to include genuinely affordable homes
- ◆ 10 consultation events held in 4 years
- ◆ Translated general leaflet into four most widely spoken languages in area and gave out 10,000 copies
- ◆ Worked with and gained the support of the residents association bordering the site, who had previously opposed any plans for redevelopment
- ◆ Two surveys on what people wanted on the site and who should live there generated almost 1000 responses
- ◆ StART encouraged GLA to buy the land; steering group members are StART, the GLA and Haringey Council
- ◆ Fully worked masterplan paid for by £25k crowd-funding and strong professional team
- ◆ Funding from the Tudor Trust and Oak Foundation and pro bono technical help

CHALLENGES:

- ◆ Encouragement of private developers from previous council administration leading to huge increase in open market homes and further lack of affordable housing
- ◆ Strengthening community outreach and engagement to engage harder to reach groups and maximise participation in the process
- ◆ Developing members as spokespeople and dealing with the press
- ◆ Avoiding member burnout of most active members and staff
- ◆ StART’s ambitions are greater than the GLA and Council

CLT CASE STUDY: St. Ives CLT

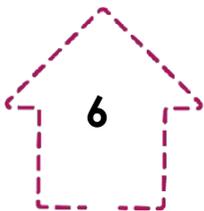
STAGE: Development



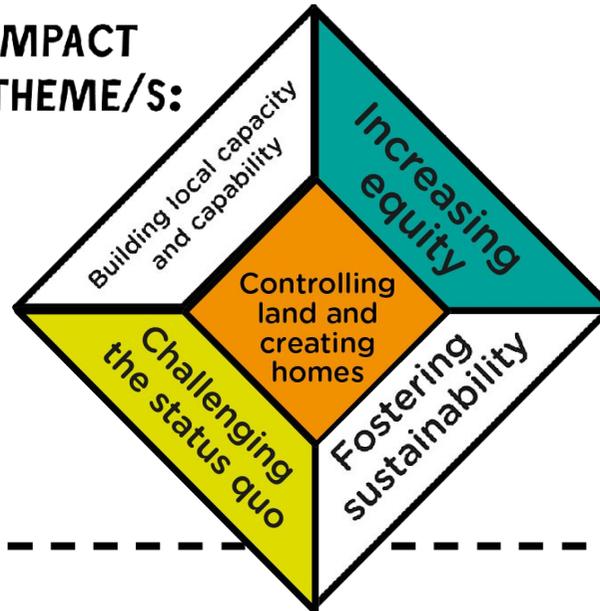
MEMBERS: 108



HOMES: 6 homes in development and 6 work spaces planned



**IMPACT
THEME/S:**



Proving the need for community led housing in the face of economic pressures and political complexities.

WINS:

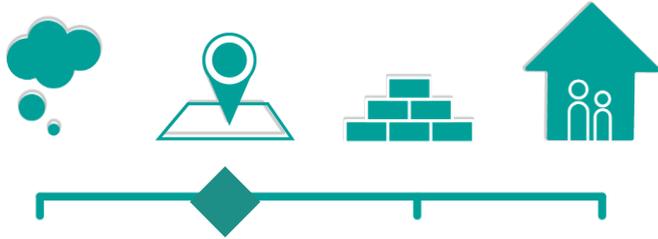
- St Ives Community Charter adopted, as well as Neighborhood Plan in 2016, to improve housing affordability and access
- Neighborhood Plan contributed to planning restrictions requiring permanent occupancy all year, to counter the trend of second and holiday homes, c.26% of homes in the area
- Bought one empty building; work underway to provide six affordable homes in the centre of the town
- Raised £240k through community share offer
- Bidding to Cornwall Council for a second building to provide six affordable workspaces
- Partnering with charity that enables veterans to work with apprentices and unemployed – may fund labour costs for conversion of ground floor disability-friendly flat

CHALLENGES:

- Public transport doesn't run late enough for service industry workers to get home
- Inaccurate figures from the housing needs register masking the true need for affordable housing
- Seasonal and low waged work combines with an expensive private sector that offers short term accommodation in the winter months then requires residents to leave in summer for the holiday market
- St Ives CLT want to develop membership and offer regular drop ins, open days, etc. – membership co-Ordinator and marketing manager identified as needs
- CLT resources focused on acquisition of building; pressure from commercial organisations and unitary authority to work to their pace. Little support from local authority.

CLT CASE STUDY: Southbank Community Housing CIC

STAGE: Identifying sites



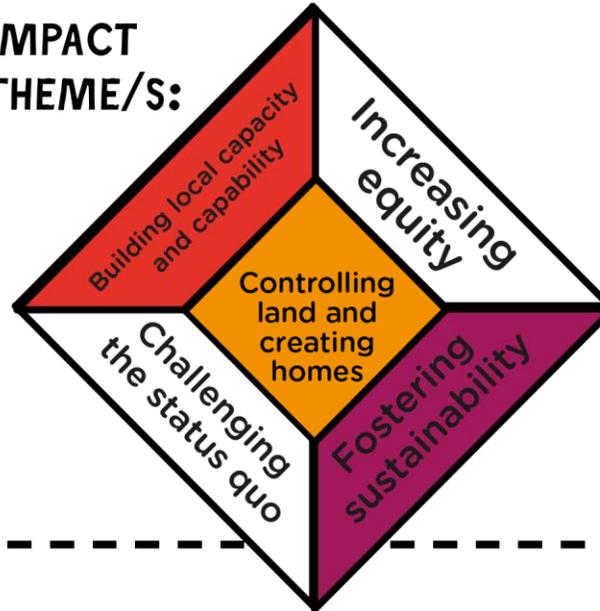
MEMBERS:



HOMES: 5 initially, with plans for more



**IMPACT
THEME/S:**



Refurbishing old homes and building new ones at the same time as upskilling residents so they have the confidence and ability to run the organisation well

WINS:

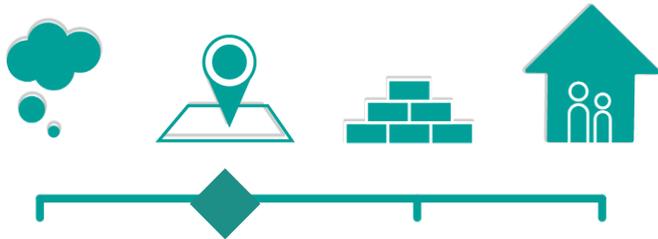
- ◆ Two local councillors attend Steering Group meetings and very supportive of community led housing
- ◆ Council unlocking s106 funding to support community led housing in the borough, subject to bidding process
- ◆ Local training providers and college supportive of employment and training opportunities
- ◆ Local people supportive of CLT through consultation events and community organized Christmas Market and Summer Carnival
- ◆ Landlord keen to sell five empty properties to the Trust at a reduced cost, with additional properties identified
- ◆ Revenue support for project worker and professional fees from Community Housing Fund secured. Agreement with Thirteen Housing Group to use empty homes grant for refurbishment
- ◆ Private Sector Selective Licensing Scheme works with private sector landlords to improve conditions and management

CHALLENGES:

- ◆ Very reliant on a small group of people with the pressure of increasing responsibilities from owning property.
- ◆ Need to grow membership and upskill residents to strengthen local ownership
- ◆ Need for succession planning so CLT doesn't become dependent on a few "expert" members
- ◆ Digital comms strategy and social media platform need developing
- ◆ Anti-social behaviour, fire setting and crime persist, despite progress by residents and local agencies
- ◆ Long term unemployment in the area with high number of young people not in formal education or training

CLT CASE STUDY: Safe Regeneration

STAGE: Site identified

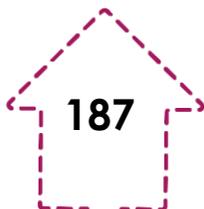


MEMBERS:

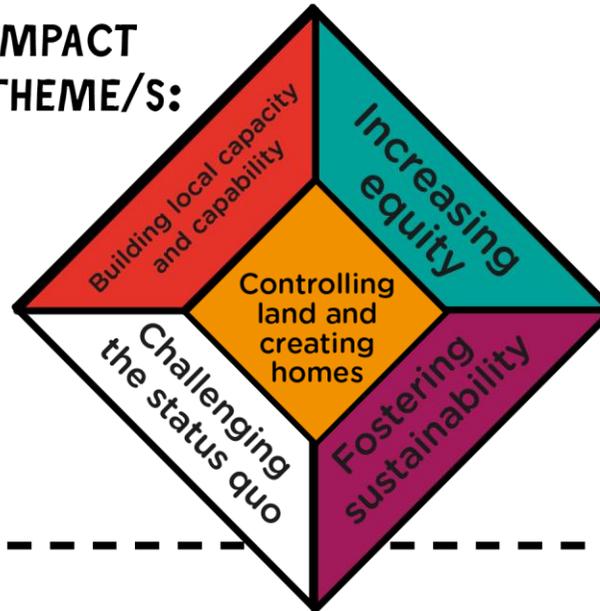


110 residents, 29 organisations

HOMES: 80 sheltered, 39 houses, 68 apartments



**IMPACT
THEME/S:**



Holistic social, economic and environmental regeneration of a canal side plot in an area suffering acutely from poverty and housing market failure

WINS:

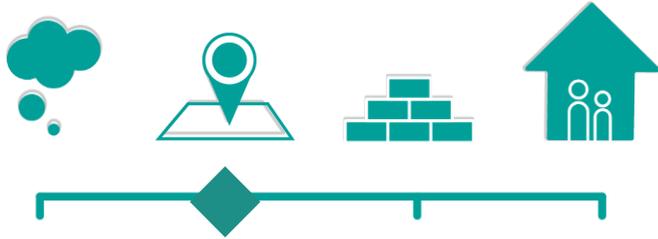
- ◆ Local community voiced their concerns about housing and hopes for the future, feeding into consultations on the masterplan for the whole site.
- ◆ Use of open meetings, pop up sessions at local arts events and online. Ongoing events linked to the local community pub, run by Safe
- ◆ Positive community and Council, working in partnership with local and larger not-for-profits, including Homes England, the Canal & Rivers Trust and the Prince's Trust
- ◆ In principle planning application agreed with local Council
- ◆ Agreeing heads of terms for a 5-year build leave to convert to a freehold agreement. Raised deposit for purchase.

CHALLENGES:

- ◆ Safe Regeneration is an experienced charity but is new to housing and CLTs
- ◆ A need to hang on to history, relationships and values as an arts regeneration charity as well as developing appropriate new legal structures and governance for housing
- ◆ Limited capacity with an inability to focus one person on it, leading to a stop/start development
- ◆ Widening membership is needed so local people have more formal voice in the organization

CLT CASE STUDY: Plymouth Energy Community

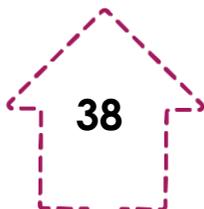
STAGE: Planning to imminently be submitted



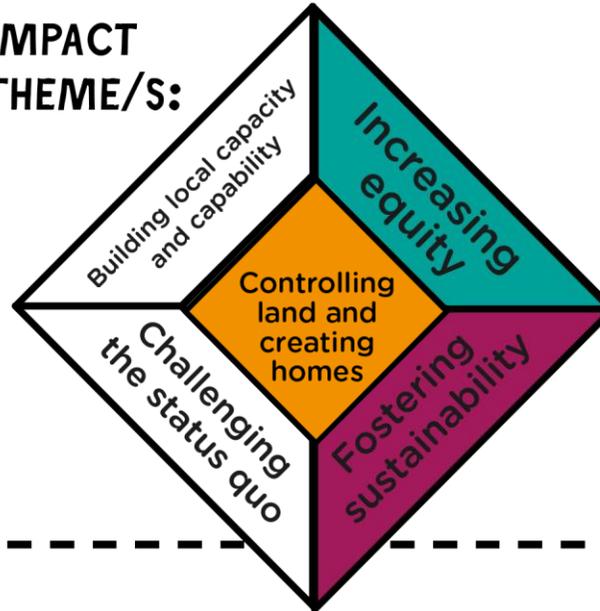
MEMBERS:



HOMES: Homes planned



IMPACT THEME/S:



“By creating genuinely affordable, healthy homes in the heart of Plymouth, our community can be part of the solution to tackle fuel poverty and climate change.”

WINS:

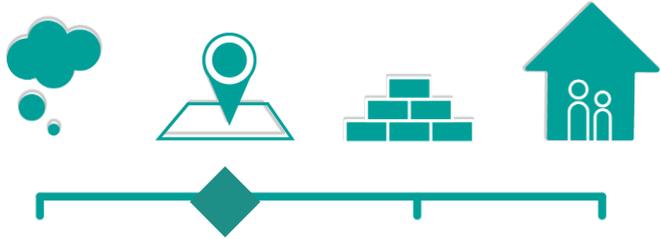
- ◆ Support from Local Council with 2 councilors on PEC board, one of whom holds the portfolio for Housing and Co-operative Development
- ◆ A community share practitioner within the PEC team brings experience of collaborating with large social funder to secure finance for construction costs
- ◆ PEC secured a £180k grant from Homes England to cover the revenue costs of developing their affordable renting scheme to procurement
- ◆ Positive reaction from most current residents consulted with no objections raised

CHALLENGES:

- ◆ Plymouth has a higher rate of personal insolvency than anywhere else in Britain
- ◆ 13.4% of Plymouth households are classified as living in fuel poverty – this is partly down to poor design and insulation in housing stock
- ◆ Help is needed in Plymouth to develop an understanding of community led housing, which is still a relatively new concept in the area
- ◆ PEC needs to acquire the skills to carry out more community engagement activities and workshops
- ◆ Capacity within PEC needs to be built in managing and encouraging on-going participation in the project so there is a fair representation of the wider community

CLT CASE STUDY: Pathway Housing Solutions

STAGE:



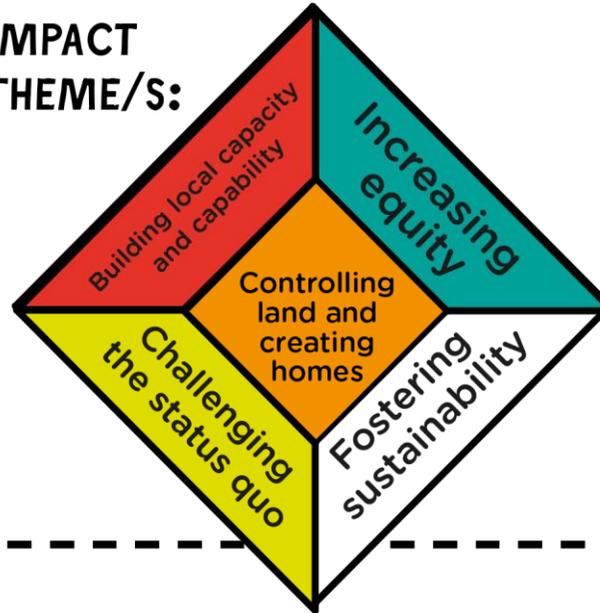
MEMBERS:



HOMES:



IMPACT THEME/S:



“We believe ownership of land and buildings has the potential to empower marginalised communities, help communities thrive and enable the most disadvantaged to get on in life”

WINS:

- ◆ Appetite, energy and enthusiasm from the local community to begin taking control of community assets
- ◆ As a BAME-led organization, Pathway Housing solutions are well placed to engage with and understand the complex needs of the local community and ensure fair access to housing
- ◆ Good experience of community development and engagement within the team
- ◆ Coverage of fundraising covered by local TV
- ◆ Meeting secured with Football Foundation and Nottingham Forest regarding capital funding
- ◆ Supportive relationships established with Charity Bank, Ecology Building Society and Unity Bank
- ◆ 3 Sites identified with one potential for a Community Asset Transfer

CHALLENGES:

- ◆ As a BAME-led organization PHS face barriers and bias when accessing finance or resources
- ◆ Nottingham ranks 20th out of 326 districts in England on the Indices of Deprivation, with 32% of children living in poverty
- ◆ BAME and migrant populations are often catered for in poor quality and sometimes unlicensed private rental homes
- ◆ Enthusiasm from diverse community but lack of understanding or awareness of alternative housing pathways
- ◆ Council could be more forward thinking in their approach to community housing or in terms of community ownership of assets
- ◆ Team is lacking in areas of expertise and needing to gain new members with diverse skills sets to reduce reliance on ad hoc pro bono work and on a few members with skills/ capacity
- ◆ Cultural and language barriers sometimes mean that more time, and a more considered and sophisticated approach to community engagement is required in order to build trust

CLT CASE STUDY: Oxfordshire CLT

STAGE:

Securing funding (got planning) for first development. In July 2020 submitting detailed RP application to RSH.



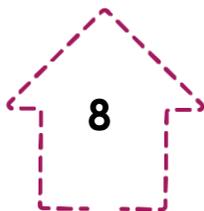
MEMBERS: 98



Building strategy to increase and diversify, to be launched at Sep virtual 2020 AGM

HOMES:

8 imminent homes and 4 in the pipeline

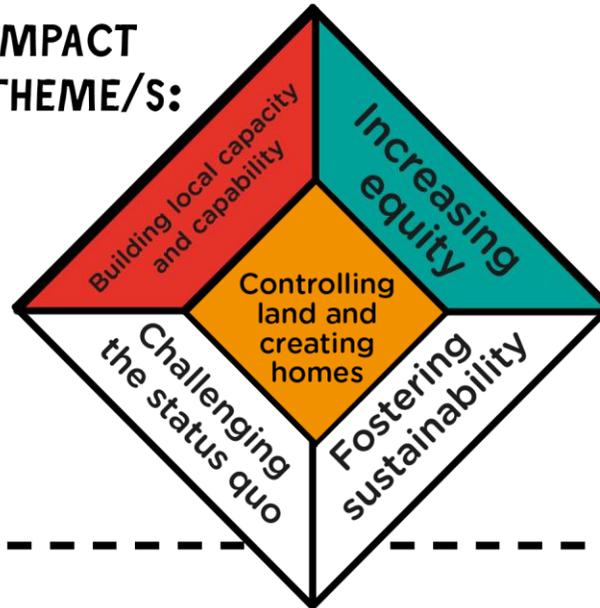


Close to starting on site Q1 2021



In for planning Jul 2020

IMPACT THEME/S:



“Our strategy: lead in direct delivery on small sites, play a key role in improving the quality and affordability of homes on larger schemes, demonstrate the link between high land values and the consequent limitation on the ability of employers to recruit staff or of workers to have meaningful and rewarding jobs.”

WINS:

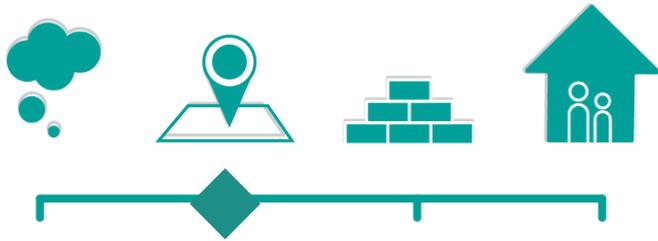
- ◆ In 2017, OCLT was commissioned along with Community First Oxfordshire to complete a report on how best the city could support Community Led Housing. This report was launched in Autumn 2019
- ◆ OCLT are on very good terms with the District Council for first building project (Dean Court)
- ◆ Local Parish Council paid 50% of costs for housing survey in 2012 and have just given unanimous support for changes in building plans for Dean Court
- ◆ The city is also working with OCLT on two further small pipeline CLH projects in which they would partner to ensure permanent affordability.

CHALLENGES:

- ◆ Large proportion of social housing lost to Right to Buy, with 45% of homes bought now privately rented
- ◆ Shortage of housing for key workers meaning half the working population commutes in each day
- ◆ Oxford is a socially segregated city with 10 of its 22 suburban wards in the bottom 10%-20% on the indices of deprivation
- ◆ Meaningfully engaging in areas that may benefit the most from a mutually supportive, citizen led housing sector
- ◆ Retaining committed and activated members
- ◆ Lacking capacity to engage in a broader campaign on geographical inequalities which could lead to a larger stock of assets in community hands
- ◆ Uncoordinated and subsequently less effective campaigns against large scale urban extensions that don't meet affordable housing needs

CLT CASE STUDY: Leicester Community Housing Project

STAGE: Testing site feasibility



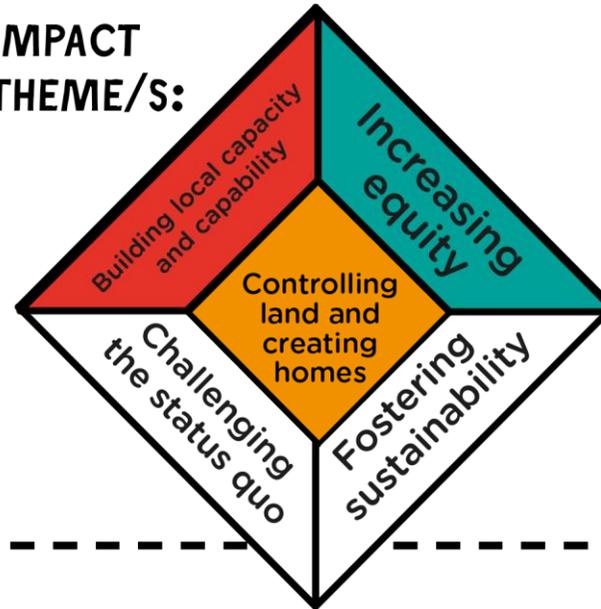
MEMBERS:



HOMES: Homes proposed



**IMPACT
THEME/S:**



Our goal is to contribute to a vibrant, inclusive and thriving Leicester with a wide range of affordable housing options that contribute directly to community welfare, sustainable growth and economic security.”

WINS:

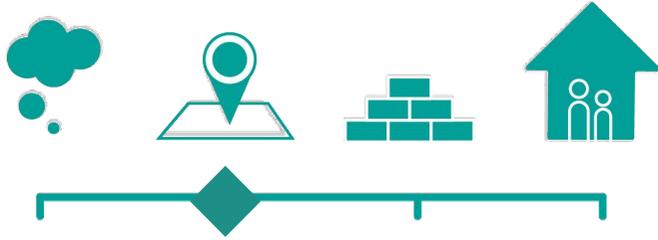
- ♦ Winning the support and interest of the local Council and an invitation to participate in housing policy discussions
- ♦ Support of Beaumont Leys councilors in identifying possible sites to be given to LCHP
- ♦ Long term relations built with local MPs including Shadow Secretary for Health and Social Care
- ♦ 2 sites have been made available and agreed for carrying out of feasibility tests
- ♦ Formed a diverse steering group
- ♦ Leicester City Council has pledged to match fund any donations given through crowd funding campaign by 100%

CHALLENGES:

- ♦ While there is growing demand for social housing within Leicester there is a decline in lettings
- ♦ A lack of expertise in architecture, planning, housing development and building knowledge within the steering group
- ♦ Getting commitment and participatory members has been challenging and some assistance is needed to build capacity for community engagement
- ♦ Stakeholder, Board and partners have requested clarity on how LCHP will combine temporary accommodation with affordable housing
- ♦ After making an application for a Community Asset Transfer, the Council, while supportive, found no suitable buildings available
- ♦ Help/capacity to build business connections and private sector involvement is needed

CLT CASE STUDY: Leeds Community Housing

STAGE: Pursuing multiple sites

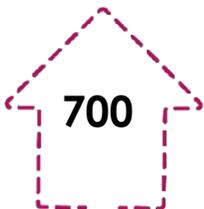


MEMBERS:

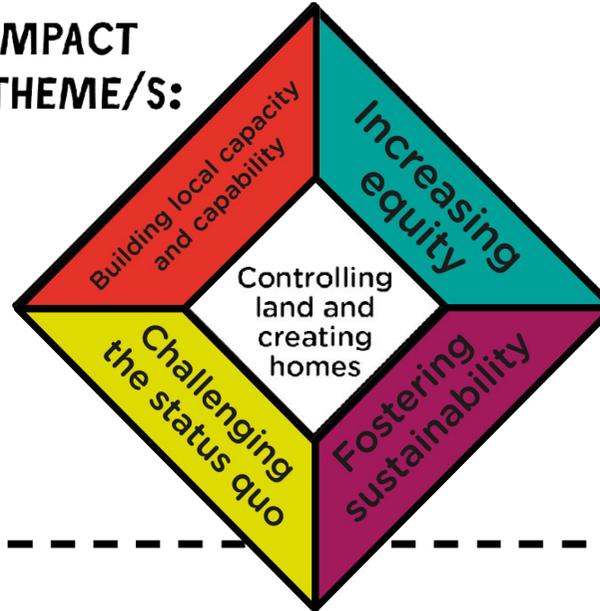


480

HOMES: Regional homes in pipeline



IMPACT THEME/S:



“Increasing diversity in community housing in Leeds and regionally to support those most in need and enable more BAME and LGBT+ groups to develop their own housing.”

WINS:

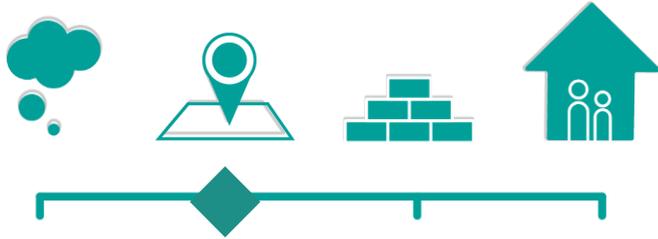
- Commissioned an updated housing needs assessment in local area of Arnley
- Developing own schemes to create affordable housing at the same time as being a regional hub, supporting over 30 groups to do the same in their communities
- Experience of founding partners, including Canopy, which has refurbished over 70 homes and trains unemployed people, and LILAC, a community housing scheme that is very environmentally sustainable
- Close relationship with Leeds City Council
- Raised £360,000 through a community share issue two years ago
- Multiple schemes in development, including one group of five Afro-Caribbean people on an estate in West Leeds who want to renovate empty homes for young offenders, and an LGBT+ group that wants to create extra care housing across the generations

CHALLENGES:

- Membership is predominantly white and middle class – want to diversify membership
- Want to learn more about community organizing to engage with diverse communities
- Also want to plan projects that benefit those most in need of housing, including BAME and LGBT+ groups, who are disproportionately represented in homelessness, prison and unemployment statistics
- Current team lacks capacity to diversify membership and encourage and support BAME and LGBTQ groups to develop their own housing

CLT CASE STUDY: Forest CLT

STAGE: Site acquisition



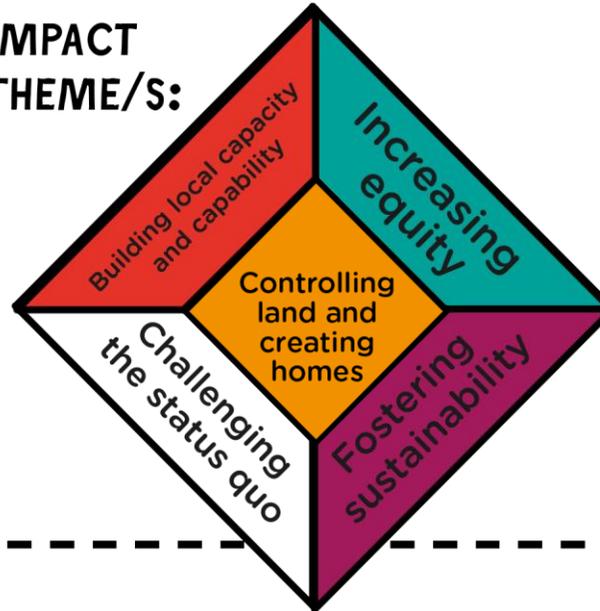
MEMBERS:



HOMES: 50 homes planned & a community hub



**IMPACT
THEME/S:**



“Being our own landlord” and becoming the most diverse and substantial community voice we can, to build a safer and more connected community”

WINS:

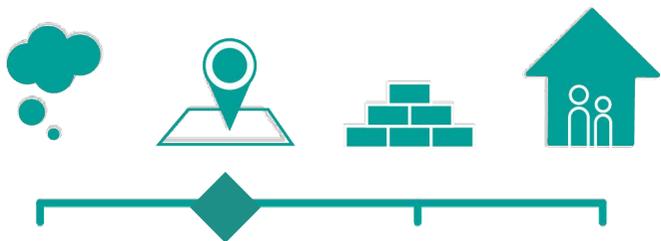
- ◆ Our membership, capacity and diversity is increasing as a result of our Cohesive Communities work.
- ◆ We have finalised our Allocations Policy by using a consultant.
- ◆ We continue to push for our preferred Low Hall site, whilst also widening our view to keep other potential large sites in mind.
- ◆ We have prepared a bid for a small site at Claude Road, E10, due to be released soon.
- ◆ Our dialogue with the council has deepened through our response to their soft market testing of another local site for community led housing.
- ◆ The effect of the pandemic and resulting Build Back Better campaign may be influencing a shift in focus by the local council in some areas.

CHALLENGES:

- ◆ Slow response from council, we have to, and do, assert ourselves to keep moving forward.
- ◆ Capacity of volunteers is limited and we need to secure more paid time / staff.
- ◆ Funding core costs
- ◆ Sustaining community outreach work beyond Cohesive Communities programme.
- ◆ Coordinating volunteers to build a true membership-led organisation; it takes time to support and guide new members to be an effective support for our activities.

CLT CASE STUDY: CHORLTON CLT

STAGE: Start-up

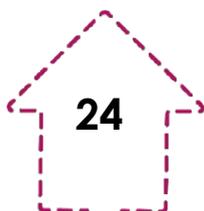


MEMBERS:



260
members

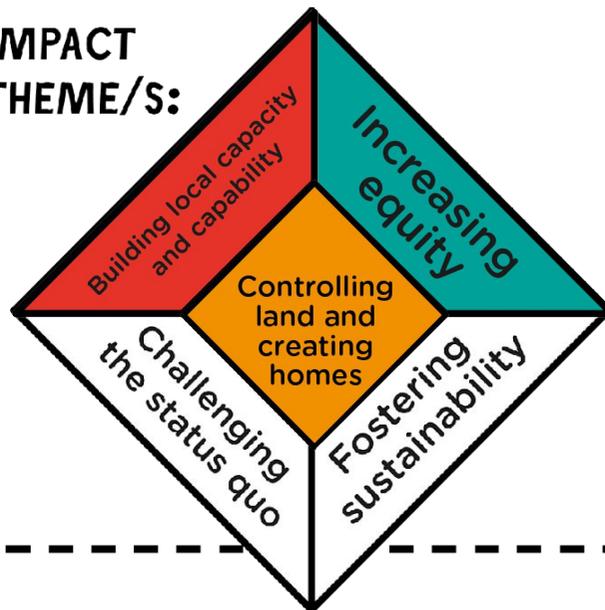
HOMES:



Homes
planned



**IMPACT
THEME/S:**



“Our aims are to deliver affordable homes and community buildings and facilities, all of which will deliver the maximum community gain from the various development projects coming forwards in Chorlton.”

WINS:

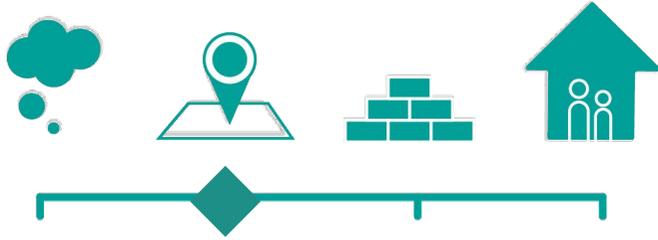
- Developed proposals for local site alongside a cohousing group for the over-50s to address the need for more age friendly housing in the area and free up larger homes
- Positive relationship with local councillors and other key stakeholders e.g. Traders Association
- Influenced the Development Framework for a key site - adopted policy requires the developer to work with an appropriately and legally constituted local community housing group
- Ran a successful campaign to save the Co-op Funeral Care site and transform it into a community hub with housing provision. We have £450k in comshares pledged, are the preferred partner for the Co-op group and working up a scheme with a developer.

CHALLENGES:

- The CLT runs the risk of being viewed as a largely white, relatively privileged group of established local owner occupiers. Key to address how the CLT can be more truly reflective of the local community through its membership
- There is a core of opposition to any development on the first site, although this is limited in number
- Balancing the commercial needs to get schemes up and running (I.e, a community hub in the funeralcare building) with prioritising affordable housing alongside such developments.

CLT CASE STUDY: Cable Street, London CLT

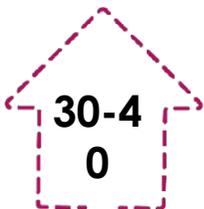
STAGE: Planning & design



MEMBERS:



HOMES:

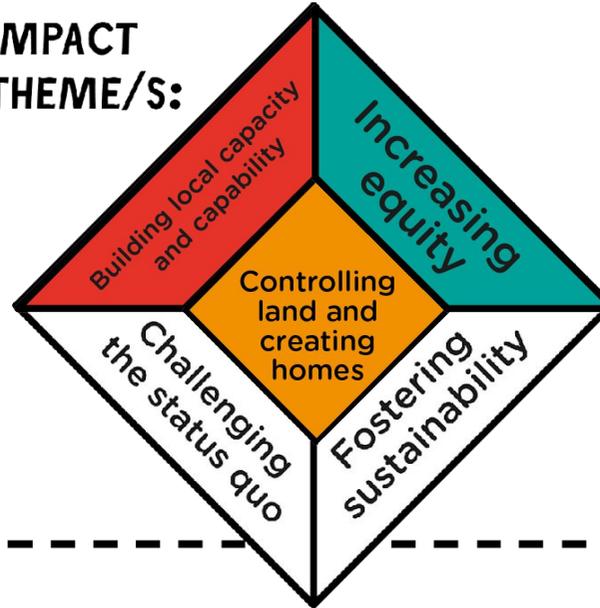


Planned for
this site



Previous
scheme

**IMPACT
THEME/S:**



**“Communities
Creating Permanently
Affordable Homes
and Transforming
Neighbourhoods.”**

WINS:

- Good experience of community housing projects within London CLT
- Offers of pro bono expertise through local community networks
- Support of council and explicit commitment from Tower Hamlets Mayor for 3 CLT developments in the borough
- A good working relationship with community organizers Citizens UK
- Engagement of local community in planning and winning a bid for land between Cable Street and Cannon Street
- Excellent community building, collaboration and support from local faith groups

CHALLENGES:

- Cost of housing 13 times average local salary in the borough
- Long waiting lists for social housing and high private rents lead to overcrowding and problems with staff retention in vital, lower-earning public services such as teaching
- Poor maintenance of current housing stock by housing associations
- A history of political corruption in the borough leading to a lack of trust from locals and little faith in community ability to effect change
- A lack of legal, planning, surveying or architectural experience within the local steering group
- New homes are rarely built to accommodate the larger families that live in the borough