



The Confederation of
Co-operative
Housing

CCH Case Study: Youlgreave CLT | Researcher: Philippa Hughes | Date: July 2020

Youlgreave CLT Working with a housing association





At a glance

- **Youlgreave Community Land Trust is a community benefit society**
- **Board of 12, made up of people living in the parish of Youlgreave**
- **New build of 8 houses on Hannah Bowman Way all now occupied, 6 affordable rent, 2 shared ownership and a community orchard**
- **Houses allocated by local social lettings system, including a ten year local connection policy which is required in planning permission for new builds in the Peak District National Park (planning authority)**
- **Housing is managed by Peak District Rural Housing Association**
- **YCLT own the Freehold and Peak District Rural Housing Association have a 100-year lease on the buildings**
- **Development by emh group (partner of PDRHA)**
- **Funded through Homes England grant, Derbyshire Dales District Council grant, borrowing by Peak District Rural Housing Association and income from the shared ownership scheme**



Photos





Overview

Youlgreave CLT (YCLT) started as a community group interested in providing more affordable housing within the village.

They knew from the beginning of their journey that they did not want to become a housing provider, owning and managing the homes, but to accomplish the development in line with the needs of the village. On recommendation from Derbyshire Dales rural housing, who had worked with them previously, they partnered with a local housing association, Peak District Rural Housing Association (PDRHA). Over a period of ten years, the CLT and PDRHA worked together to marshal finance, acquire planning permission, and achieved the development of 8 houses managed by PDRHA in the village.

Peak District Rural Housing Association (PDRHA) took charge of the development and management of the houses in a partnership that has worked excellently according to both parties. PDRHA works specifically to provide affordable housing within the Peak District National Park, it was recommended by Derbyshire District Council and has a special interest in working with small, community led schemes. PDRHA was able to draw down a grant from Homes England as a registered provider, manage the development through its partner organisation, emh group, and manages the homes including the letting process. YCLT owns the freehold and PDRHA pays them a yearly ground rent. The CLT sees its role as liaising with the community and owning the freehold so that the houses always remain affordable.

By not undertaking the work of a developer themselves, the CLT saved themselves a large and complex task which was instead undertaken by trusted professionals. The development work was undertaken by emh group which set out a tender, reviewed by the CLT, and appointed a contractor that it had successfully worked with before. It was originally predicted that four out of eight of the houses would need to be shared ownership properties, but during the development emh group was able to bring this down to two, in line with the CLT's ambition to have as many homes for affordable rent as possible. The houses are a high-quality build that the CLT and the village can be proud of. The finances were managed by PDRHA. YCLT was pleased not to control large sums of money as this greatly decreased its administrative burden. The CLT was always clear that it did not want to manage housing allocation or ongoing management, stating it sees itself as an organisation that enables affordable housing in the village, not a housing organisation itself.

Both parties attribute the success of the project to the determination of the CLT and the strong relationship that was built between the partners. Staying in contact, attending meetings and building relationships with individuals was key to seeing the scheme through to completion. The experience of YCLT stresses the importance of finding the right housing association to partner with. For YCLT that is one committed to acting locally and that actively seeks out community engagement.

YCLT extensively consulted with the village over its plans and sought planning permission based on fulfilling the housing need in Youlgreave identified in the Housing Needs Assessment conducted by the local authority. During the whole development process, the CLT

frequently wrote about the project in the village magazine, seeking comments from residents, and had three community participation days where people were invited to come and discuss the scheme. The CLT had significant backing from the local authority in the form of support with the process and a grant for the houses, which reflects the District Council's own stated priority of providing housing.

However, the process was not completely uncontroversial. Some parish councillors who were friendly to the CLT lost their seats over the issue, meaning the CLT could not rely on the support of the Parish Council with the planning application. Additionally, a group mobilised a 'Village Green' application to prevent development, which was turned down at public enquiry but slowed the project by 18 months. However, the CLT was able to overcome this by demonstrating the findings from its earlier consultation work showing broad local support.

Since building has been completed these tensions have been reconciled, as local residents are able to see the high-quality affordable homes enjoyed by local people who were in housing need. The houses were even celebrated at the "Well Dressing", a local Derbyshire rural tradition that brings the village together for a week of celebration. Extensive consultation and alignment with the Housing Needs Assessment allowed YCLT to demonstrate that the 8 houses represented a real community need and to garner broad community support for the scheme which was essential in overcoming some of the hurdles in the development process.



Quotes

“I’ve particularly enjoyed working with community land trusts, because they’re a way into the community and I can be sure that the housing that we’re producing is for that community and has their commitment and backing. We bring our skills in terms of developing houses and managing them. But it really adds a premium to those houses that we’ve had that local input.”

Alison Clamp

Development Manager, Peak District Rural Housing

“We see ourselves as an enabling organisation other than a housing organisation. Yeah, you know we feel proud because we have enabled the housing to be built.”

Richard Powley

Chair, Youlgreave Community Land Trust



Learning points

- **Partnering with a housing association can be a good way for community led housing groups to avoid the workload and expense of managing developments and hiring contractors themselves (plus procurement of finance)**
- **It can also keep the turnover of the group low and removes the need for groups to become registered providers of social housing themselves, making governance more straightforward**
- **Some housing associations are more suited to this work than others, this depends on the organisations operating in your area**
- **Alignment with a housing need survey, extensive consultation and communication help overcome local objections**

