



Better Together

'Housing' & 'Community' policy as we have not known it

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#communityledhousing

SCHH Launch Events
Herstmonceux and Steyning
November 30th / December 5th 2017

WOW! £60m! Rural/Coastal Areas/2nd Homes

33% Fund to South West



Big60Million
Power to the People

*“When you
vote **Blue**
your voice will
be heard in
Westminster!”*

WOW! £60m...a year for 5 years! 2nd Homes



Year 1 Fund allocated to 140+ Councils for:

1. National network of local support services
2. Early stage diagnostic and project shaping support
3. Feasibility and technical support to get to planning
4. Flexi-Capital/Revenue/Grant/Loan
5. **GROW A SECTOR**

WOW! £60m ...a year for 4 years! Anywhere



- **DCLG Advisory Board**
for strategic oversight of programme
- **Grants to community groups, local authorities or any other appropriate organisation...bidding opens Jan '18**
to support the development of community-led housing projects, including capacity-building, pre-development technical and design work, and gap funding capital costs for land or building acquisition
- **Expansion and development of an England-wide network of professional local enabling organisations**
to will provide direct advice and guidance to community groups taking forward housebuilding projects
- **Small scale national level advice/orientation centre**
to provide a single point of access for prospective community-led housing groups, and to promote demand, support the local enabling services.

Introduction to CLTs

- History
- Cornwall CLT Programme
- Inspiration from the USA experience
- Statutory Definition and CRTB Order linkage
- Rural and Urban CLT examples

The First Enclosures against commoners

1792 The first CLT – Enclosure for the Common Good
Colton Parish Land Trust



Colton Enclosure Act 1792 proposed by the Bishop of Bangor

‘An Act for enclosing and leasing or letting certain Commons or Waste Grounds lying within the Parish of Colton, in the County of Stafford, and applying the Profits thereof in Aid of the Poor's Rates in the said Parish, and for making Exchanges of Lands within the said Parish’

The Latest Enclosures against commoners

2015 The first CLT – Enclosure for the Common Good?????

Colton Parish Land Trust



2007 Cornwall CLT Programme

155+ homes completed

100+ in the pipeline



Unique partnerships...

enabling district councils,
their communities, local landowners,

Carnegie UK Trust & a housing association





Average house price

Market value

Cost with land

Shared Equity

£650,000

£360,000

£120,000

33%

Affordability ‘in perpetuity’

“It’s more important that I have a home in the place that I grew up in, where my family are, where I work, than make a lot of money out of my house”

Charlie

St. Minver CLT

Community Leadership and Enabling Partners



- Political lobbying...show, not tell
- CLT Fund *'See it and Believe It'*

- Cornwall Council £4m Revolving Fund
- Programme momentum
- Capital and revenue cost recovery



Partnerships around Land
Alignment of interests...



Champlain Housing Trust - Burlington, Vermont

Embedded in Vermont's political culture since 1770s

**3500 +
Homes**

*“CLTs are the **BEST WAY** to...”*

- Spend State Dollars responsibly
- Make homes genuinely affordable for ever
- Protect citizens from predatory lenders
- Prevent lives being ruined by debt
- Rescue failing neighbourhoods
- Build stable new communities
- Win local support for more housing



ED Brenda Torpy



Senator Bernie
Sanders



A CLT must...

Change the way
the land market
works...

220+
CLTs

1. Further the economic, social and environmental interests of a local community
2. Own and use land and other assets only to benefit the local community
3. Have an open membership with locally accountable democratic control

S.79 Housing & Regeneration Act 2008

Same but different...



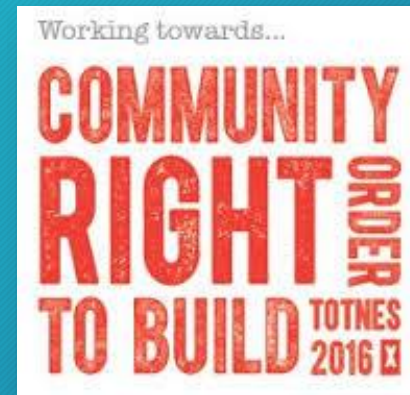
A CRTBO body must

Change the way
the planning system
works...

3/4
CRTBOs

1. Further the economic, social and environmental wellbeing of a local community
2. Own and use land and other assets only to benefit the local community
3. Have an open membership with locally accountable democratic control

Schedule 11 Localism Act 2011 & Neighbourhood Planning (General) Regulations 2012 Pt. 4 Reg 13



Mount Pleasant Royal Mail Site



Stretham & Wilburton CLT




East Cambs DC and Community sharing the task of achieving wellbeing outcomes:

- Led by communities, not local authorities or private developers
- Tackle shortage of affordable homes, jobs, local services and amenities
- Generate income to provide financial security, and help fund further investment in the local area
- Embedded in Community Led Development SPD 2016



Manor Farm...0 to 75 homes + other benefits

STRETHAM YOUTH CENTRE - 73 High St—CB6 3LD
www.strethamyouthcentre.com




Contact us:
By phone - 07734252288
By email - strethamyouthcentre@gmail.com

Exciting New Youth Project for 2015
Do you want your voice to be heard on village matters?
Have you any ideas on how we can welcome the new community, that will be moving into the Manor Farm development?

Are you interested in capturing the past and present community life of the village and influencing future village stories through a range of creative and fun activities?


If the answer is "yes" to any of the above, and you are aged between 8 and 18, this is the project for you!

The first session is on Friday 9th January 5—7pm at the Youth Centre



Registered charity no 2937050

This is a partnership project with Stretham Parish Council and the Stretham and Wilburton Community Land Trust.



23 affordable community-owned homes
3 small business units for local jobs
6 acres landscaped green open space

New footpaths and bridlepath
Expanded new health centre

Crane Valley Land Trust

...‘yes’ to more homes, provided they are the right kind of homes for our community



- 300 new homes in Local Plan
- 2 major sites allocated – both AONB
- CLT/Neighbourhood Plan
- Priorities - affordable and homes for downsizing
- CLT as part of s.106 affordable housing
- Design of new housing and role of CLT to steward and protect historic landscape

CVLT Demonstration project on unallocated site



- Tunbridge Wells DC grant from CHF
- Partnership with developer to buy site
- Development on brownfield footprint
- CLT as part of s.106 affordable housing
- Design of new housing and role of CLT to steward and protect historic landscape





- Council owned site
- Sold under OJEU Competitive Dialogue
- 34 homes
- 1-bed flats to 4-bed houses
- Social rent
- Affordable rent
- Shared equity
- Shared ownership
- Training opportunities through the construction of shared-flats for young people



Rents @ 30% Discount for 'Sweat Equity':

- 1 bed 2 person flat £92
- 2 bed 4 person house £118
- 4 bed 6 person house £134
- 6 bed 6 person shared house £70

Shared ownership

- 2 bed 4 person house MV £320,000 @ 30-40% shares
- 4 bed 6 person house MV £630,000 @ 15-50% shares
- Rent @ 2% of equity balance eg £52-80 per week

Homes for Sale @ 20% Discount:

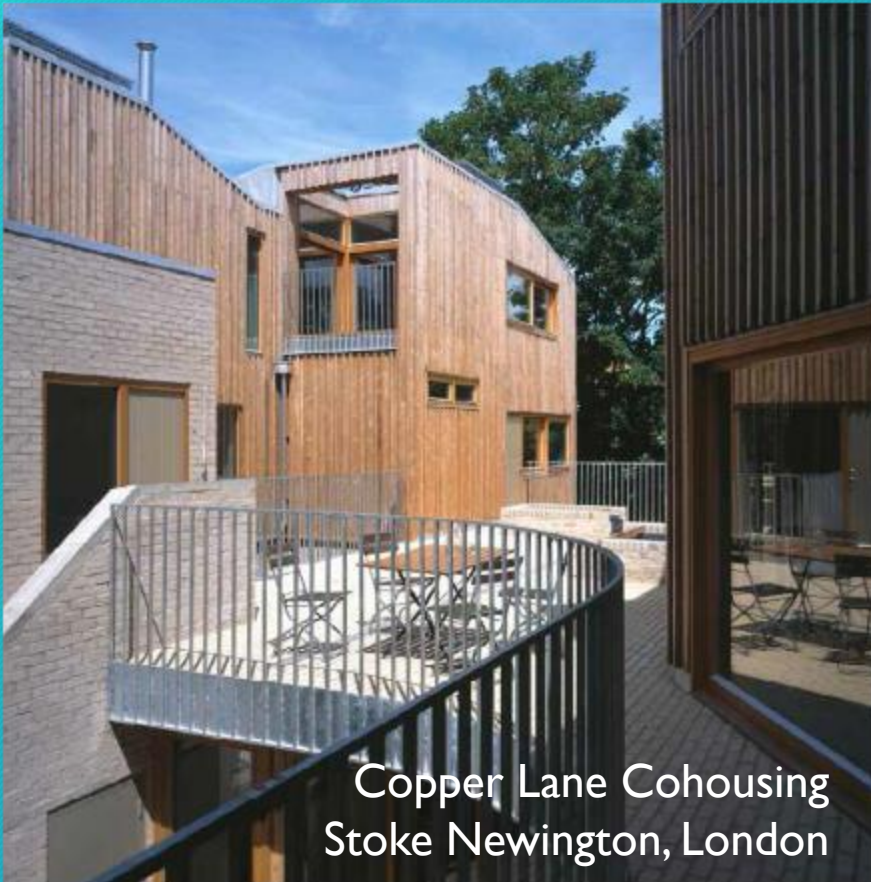
- 1 bed 2 person flat £198,000
- 2 bed 3 person flat £288,000

What is cohousing about?



- Living collaboratively
- Living more sustainably
- Sharing space, time, skills and...stuff
- Self-contained home
- Combating loneliness
- Respecting privacy
- Autonomy

State of cohousing in the UK



- 60 plus groups in development
- 20 established cohousing communities
- 5 groups on site this year
- 7 Senior Cohousing Groups
- Strong media interest - Cohousing identified as one of 'Top 10 Solutions' to housing crisis
- 25% annual increase searches for cohousing on Zoopla
- 6000 hits on our website in typical month

Cohousing is...

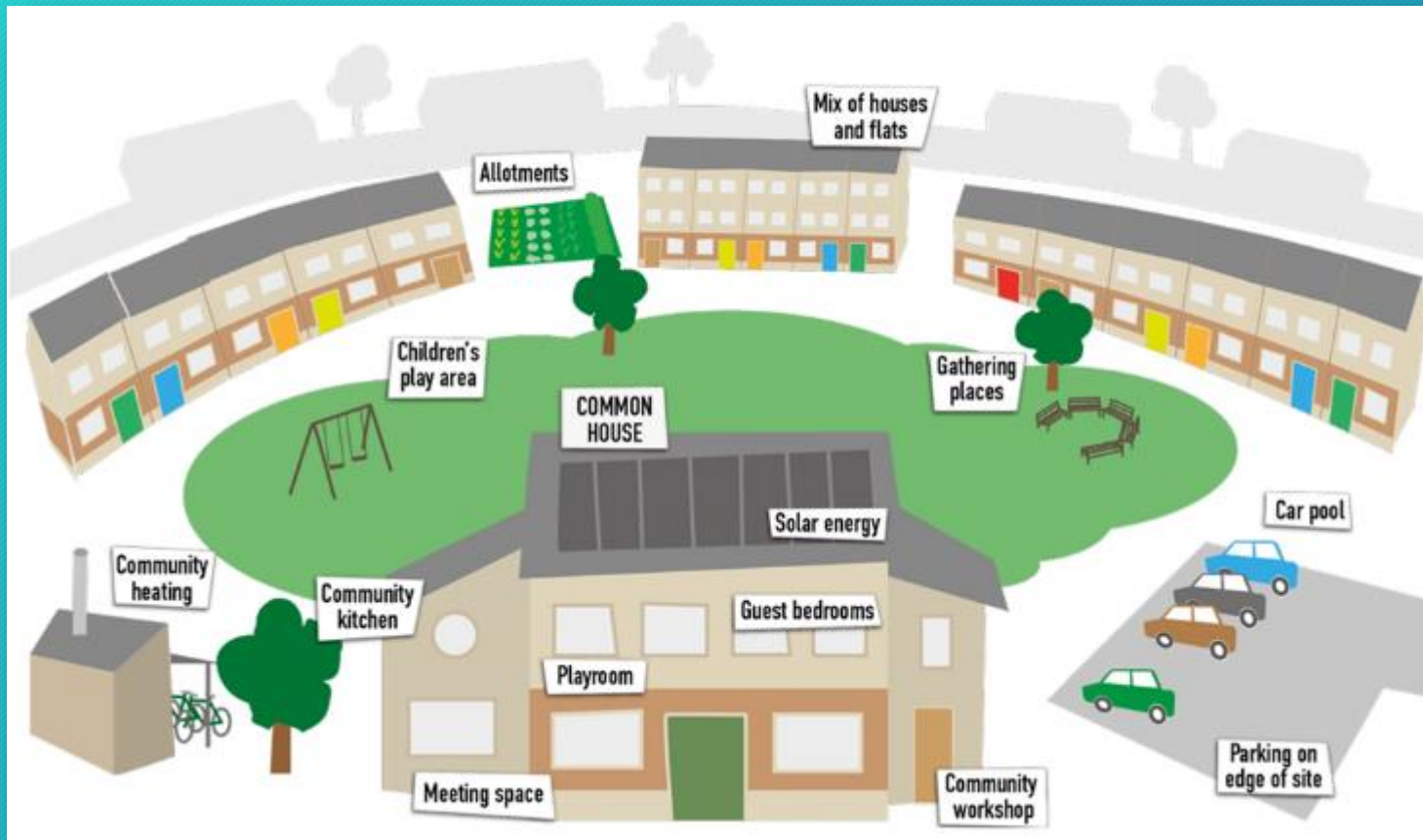
planning for the way we want to live



- Set up and run by people who live there
- Residents are involved in the design process from outset
- About creating a community
- ‘Design process’ itself facilitates community living
- Not about ‘grand designs’



A typical Cohousing community?



- 8 to 40 households
- Horizontal/consensus decision making
- Smaller homes, with access to shared facilities (variable)
- Place stewardship

Cohousing is flexible...and adaptive



- New build, renovation of existing property, or set up in the street where you live
- Various legal models
- All forms of ownership and renting
- Intergenerational, communities of interest or age specific eg. senior, LGBT, mental health needs
- New groups, existing community based activity or developer-group/community partnership
- Difficult to do, but great places to live.



First HCA grant funded mixed tenure co-housing with Synergy Housing

Shared facilities include:

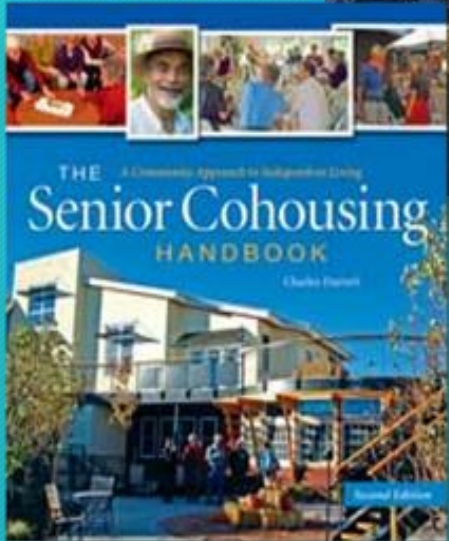
- The stone farmhouse for visiting guests, and shared meals
- 1 acre community market garden
- Laundry
- Car pool



The Threshold Centre Cohousing Community Dorset

OWCH, Barnet, North London

Enabled development with housing association



Mixed tenure
social rent &
leasehold flats



Mutual self care
for over-55s





Part Self-funded and developed
with Hanover and Homes for Women HAs
with Tudor Trust investment in social rent



4.5m hits on
BBC News
Facebook





“When I came back with the news (breast cancer diagnosis), within 2 minutes 6 women were in my sitting room opening the brandy. There were offers from people to stay the night, a rota to take me to chemotherapy, a rota for bringing me soup – it was amazing!”

Sturts Community Trust, Ferndown, Dorset



- Independent living in cohousing
- Biodynamic Farm, Garden & Shop
- Work and Learning
- Leisure time
- Culture & Festivals
- Volunteering placements



Housing Learning & Information Network (HLIN)

Cohousing for Older People



- Lifetime Neighbourhood Retrofit – Cowley in Oxford
- Retrofit Private and HA Sheltered Housing – Self-managed rescue of failed project at Woodchester Valley, Nailsworth, Glos
- Purpose Built - OWCH and Cannock Mill, Colchester

<http://www.housinglin.org.uk/Topics/browse/Housing/HousingforOlderPeople/Cohousing>



Housing LIN

Connecting people, ideas and resources

Main barriers: Hard work to get and co-ordinate land, project finance, mortgages, professionals and construction, culture...

**All development is
95% PERSEVERANCE!**



What's **special** about CLH?

- **Witness** to policy and market failure
- Genuine and permanent **affordability**
- Long term **vision and responsibility**
- **Social and technical innovation**
- **Unlocking creativity**
- **Humanising** social and physical change
- **Civic partnerships**: citizens and state achieving more than they could on their own



Voice of Demand Side in Housing Policy

Citizen inspired housing
Policy as we have not known it



Read more **‘PROPERTY, JUSTICE AND REASON’**
<http://stephenhillfutureplanning.blogspot.co.uk>

**You can get help
and information from:**

- **Community Land Trusts -**
<http://communitylandtrusts.org.uk>
- **Cohousing –**
<http://cohousing.org.uk>
- **Cooperatives –**
<http://www.cch.coop/>
- **Government Community Rights
Programmes**
<http://mycommunity.org.uk>