

#WeAreHomesEngland

We are
Homes England

#WeAreHomesEngland

Matt Dodd

***Senior Specialist – Rural and
Communities Manager***

Community Housing Fund

19 October 2018

Background – who are we?

- We were first referenced in Government's Housing White Paper in February 2017
- Chancellor Phillip Hammond included us as part of the November 2017 budget
- We launched in January 2018 by the Secretary of State
- It is more than just a name change!



Homes
England

Community Housing Fund - £163m

Aims and objectives

- increase housing supply in England by increasing the number of additional homes delivered by the community-led housing sector;
- provide housing that is affordable at local income levels and remains so in perpetuity; and
- deliver a lasting legacy for the community-led housing sector in the form of an effective and financially self-sustaining body of expertise within the house building industry in England.

Community Housing Fund phase 1 – Community Groups

- the costs of forming a corporate body
- feasibility studies
- surveys
- architects fees
- legal fees
- training and capacity-building

How can we work together to develop an investment pipeline?

Community Housing Fund phase 1 – Local Authorities - Revenue

- capacity building
training and support
- employing staff to support local groups
- establishing need
- must be linked to supporting groups in community led development

Where an LA has received funding previously from the CHF, this will be taken into account assessing any new application.

How can we work together to develop an investment pipeline?

Community Housing Fund phase 1 – Local Authorities - infrastructure

- to open up a site for community led development
- Development of associated infrastructure which will support community housing development, which may include:
 - o access roads/roundabouts to open up a site;
 - o site remediation or flood attenuation; and
 - o utilities.

How can we work together to develop an investment pipeline?

Who can apply?

- a registered charity;
- a Company Limited By Guarantee;
- a Community Benefit Society
- a Co-operative Society;
- a Community Interest Company;
- an organisation of another type operating as a social enterprise and principally reinvesting their surpluses for social benefit;
- a Registered Provider; or
- a local authority.

How can we work together to develop an investment pipeline?

Community Housing Fund phase 1 – How much?

- not exceeding E200k on revenue funding
- Groups need to evidence at least a 10% contribution
- we have not placed any other cap on this funding but vfm and deliverability are key assessment criteria

How can we work together to develop an investment pipeline?

Milestone payments

Milestone	Maximum payment claim at each milestone
Milestone 1 Body corporate, or equivalent legal entity, established. Summary/outline of proposed project.	Not more than 25% of total CHF allocation
Milestone 2 Initial community housing proposals developed - outline business / finance plan, viability / feasibility assessment, site identified	Not more than 50% of total CHF allocation, inclusive of previous milestone payments
Milestone 3 Progress on developing community-led housing proposals - Results of feasibility study / site identified	Not more than 90% of total CHF allocation, inclusive of previous milestone payments
Milestone 4 Detailed housing proposals developed - planning consent and building control consent established, detailed design drawings produced	At least 10% of the total CHF allocation

How can we work together to develop an investment pipeline?

Community Housing Fund – phase 2

Launched September::

Addendum to prospectus for phase 1 - to fund costs of affordable housing development

- Capital funding to build community led homes
- Construction of new homes and refurbishment/conversion of existing properties, including acquisition of existing properties
- Land acquisition/remediation to unlock community led homes

#WeAreHomesEngland

How to bid?

[www.gov.uk/government/collections/
community-housing-fund](https://www.gov.uk/government/collections/community-housing-fund)

#WeAreHomesEngland

Thanks

Any questions?