

Community Led Housing & the Sussex Housing Hub

Tom Warder



Enabling Sussex community groups to develop truly affordable housing

13/03/2024

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www.southeastcommunityhousinghub.org.uk

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13 March,
2024

What is Community Led Housing?

- 1 – Community integrally involved throughout the process.
- 2 - Presumption in favour of a long-term role for the community
- 3 – Benefits to the community are defined and protected in perpetuity.



What is Community Led Housing;

“Community-led housing (CLH) involves local people playing a leading and lasting role in solving housing problems, creating genuinely affordable homes and strong communities”

- Community Land Trusts (CLT)
- Co – Housing
- Co-operatives
- Community Self - Build

Approaches to CLH

Cohousing

Community Land Trusts

Cooperatives

Self/custom build

Self-help

Community Land Trusts (CLTs) enable ordinary people to develop and manage homes as well as other assets important to that community, like community enterprises, food growing or workspaces. The CLT's main task is to make sure these homes are genuinely affordable, based on what people actually earn in their area, not just for now but for every future occupier.

Community Land Trusts - Key defining features

- Community owned and controlled
- Open and democratic structure
- Permanently affordable homes or other assets
- Not for profit
- Long term stewardship

Lyvennet Community Trust Crosby Ravensworth



**10 rented homes 2 shared ownership
7 self build plots**

Lyvennet Community Trust



Photo Cumberland & Westmorland Herald

**Pub bought & renovated with
community share issue**

Sussex Community led housing projects

We are currently working with some 30 Community Land Trusts across Sussex including:

- Adur
- Aldingbourne
- Angmering
- Arundel
- Battle
- Bexhill
- Eastbourne
- Ford
- Hailsham
- Hastings
- Herstmonceux
- Icklesham
- Lewes
- North Horsham
- Pulborough
- Ringmer

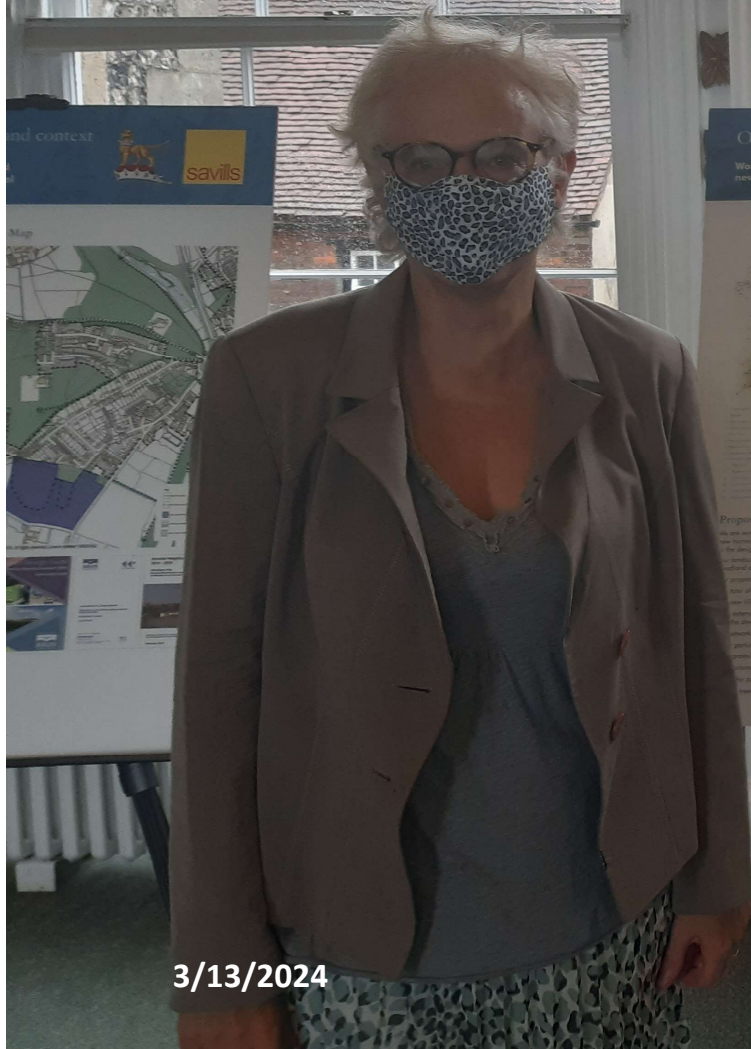




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Arundel CLT – 90 homes

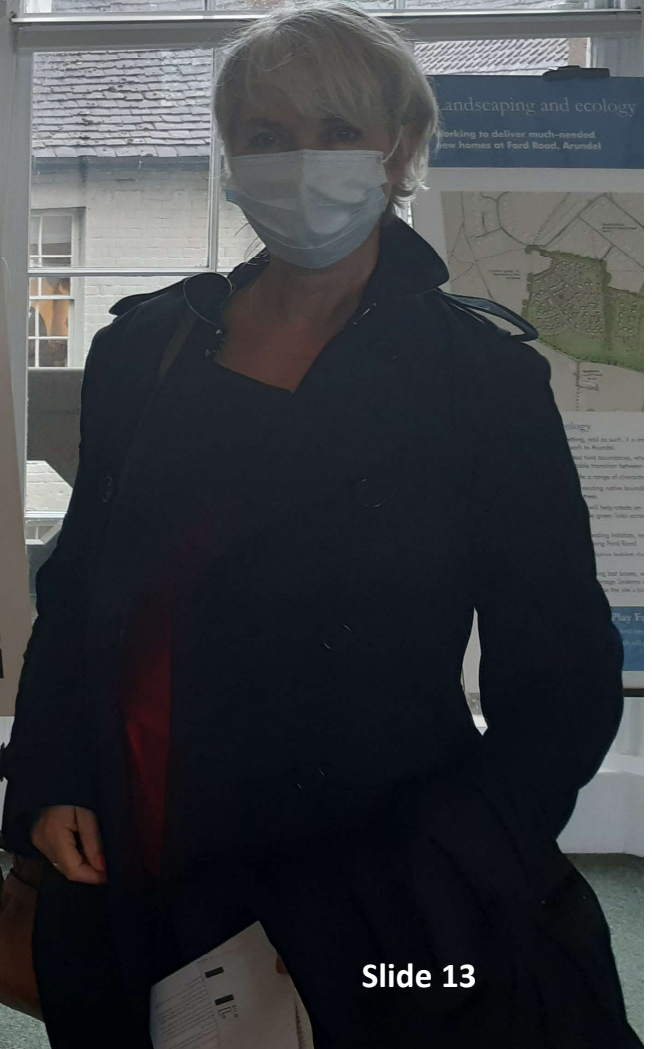


Our proposals
Working to deliver much-needed new homes at Ford Road, Arundel

Design
The design will be developed as part of a Scheme Development Report submitted to the planning authority. It will include a range of proposals for the design of the new residential development, including a mix of housing types and a range of amenities. The design will be developed in partnership with the Arundel Community Land Trust.

- A mix of housing types, including a mix of affordable and market rate housing.
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Example materials and features





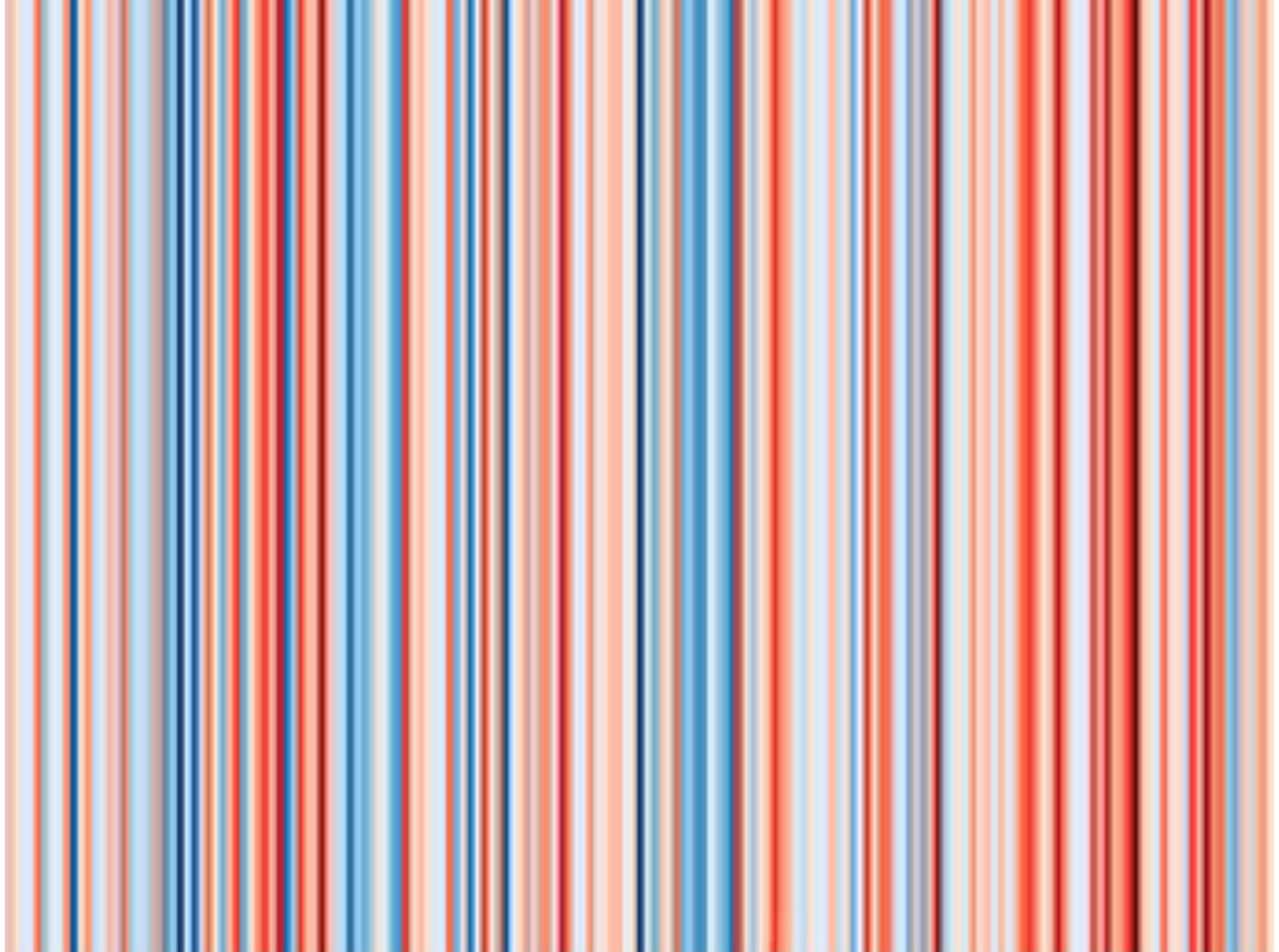
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Phoenix Cohousing Group



3/13/2024

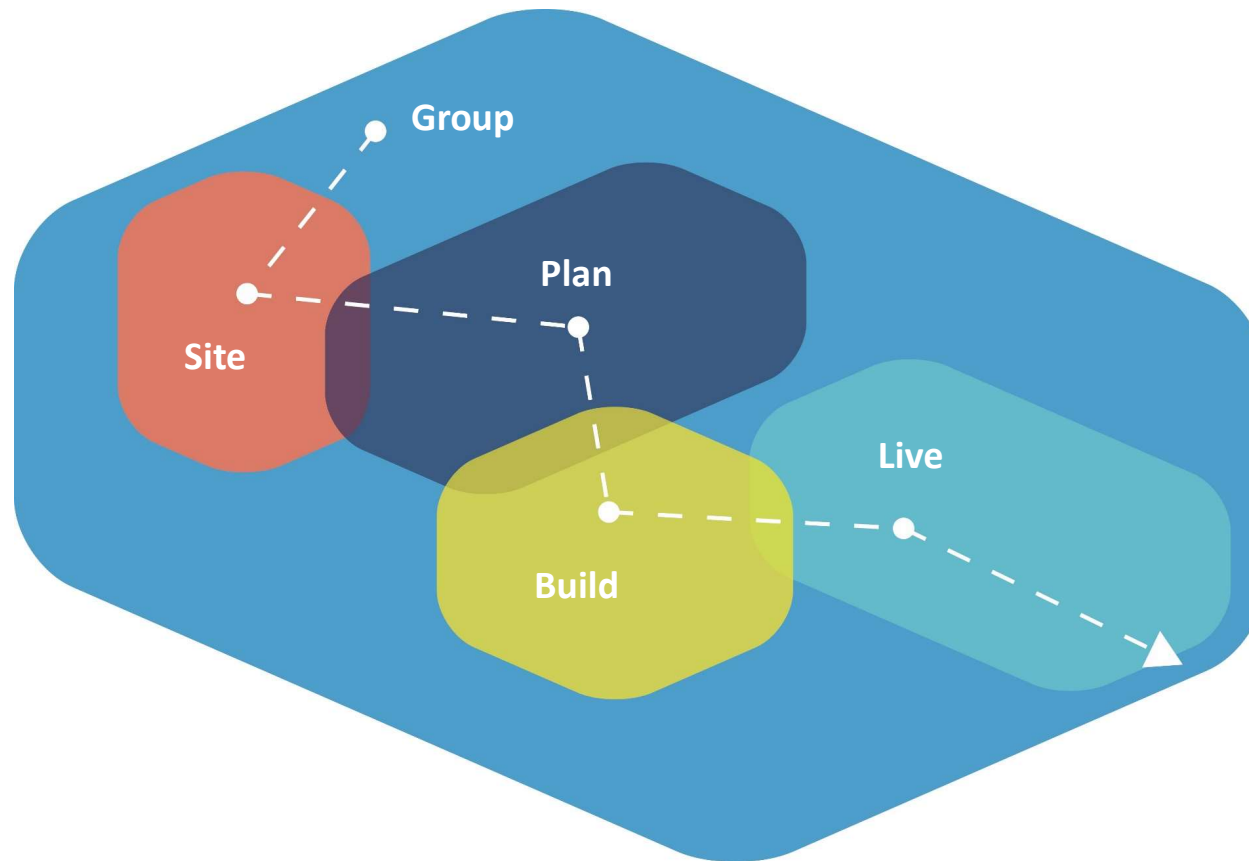
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A “typical” CLH project pathway



AirS rural / community led housing enabling Service

- Raising awareness – community engagement
- Using reach into rural communities - AirS services
- Housing needs surveys
- Site identification & appraisal
- Landowner negotiation
- Identifying a Housing Association partner & others (CLH)
- Community consultations / engagement
- Enabling role – brokerage between all parties

What's special about CLH?

- Genuine and permanent affordability
- Local control - allocations assured - permanence
- Social and technical innovation (MMC)
- Humanising social and physical change
- Income generating & re-investment
- Civic partnerships: citizens and state achieving more than they could on their own
- Long term stewardship of community assets



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