



Factsheet

Delivering
Community Led
Housing

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Community Led Housing

Community Led Housing is an exciting approach to providing affordable homes in your communities. It goes beyond just consulting your local community on housing or specific planning applications for housing.

Community Led Housing is about people within the community being empowered to come together as a group to play a key part in the development of new homes in their area which benefit their local community. Community groups can determine what this involvement looks like.

Affordable housing is an important part of community led housing. Eligibility for Affordable Housing is determined with regard to local incomes and local house prices.

Community Led Housing should be affordable and in the ownership of the community in perpetuity.

Affordable housing comes in different forms and includes social and affordable rent homes, shared ownership and discounted market sale.

Community Led Housing is often designed to help certain groups such as young or older people, or those in need of affordable family homes. Community Led Housing means that the community is genuinely engaged and consulted throughout the entire process.

Community Led Housing can be delivered through Community Land Trusts, Housing Co-Operatives, Co-Housing, Custom and Self-build.

Homes of Our Own

Homes of Our Own is the community led housing hub covering Wiltshire and Swindon. The partnership consists of Community First, Wiltshire Community Land Trust, Wiltshire Council and Swindon Borough Council. Homes of Our Own works across the partner organisations and has access to external independent advisors with experience of the community led housing sector.

The team have strong relationships with the key local authority services of housing and planning and have a deep understanding of community activity. These unique connections can be used to help groups develop the partnerships they need to reach their goals and guide them through the process of community led housing.

Homes of Our Own offer advice and support to communities to enable community led housing to be developed. Support is available to assist with the work associated with establishing a community group, and to enable community led housing projects. Homes of Our Own can work with community groups in the early stages to help define what they want to achieve, including regularly attending steering group meetings and community consultation events. Support can be provided with finding funding and completing grant applications, as well as with managing projects.

Any Town or Parish Council, Neighbourhood Forum, Community Land Trust or qualifying community group can receive support from Homes of Our Own.

The importance of community engagement

Community Led Housing is set apart from mainstream housing development because it cannot be delivered without any community engagement. Community Led Housing shares the following principles:

1. Meaningful community engagement and consent happens throughout the process;
2. The community group or organisation owns, manages or stewards the homes in the way that they decide;
3. The development truly benefits the community and/or a specific group of people, these benefits are clearly defined and legally protected in perpetuity.

Community Led Housing can be by and for the community. It can also be done in partnership with a developer with meaningful community engagement as well as there being a range in-between.

Delivering community led housing

Within the spectrum of development, community led housing can take a range of forms, not only in terms of the different models of community led housing, but also the degree of community involvement through the site identification, planning, build and live phases of a development. Community Led Housing can be delivered in partnership with other agencies, such as housing associations and even developers.

Housing developed and managed by the community

Proposals for the delivery of housing are conceived, realised, and managed entirely by the community and the homes are protected in perpetuity.

Communities play a leading and lasting role in the who process of delivering homes from identifying the housing need, being involved in finding the site, designing the homes, observing or managing the build, allocating them to future tenants and the long-term management of the homes.

Housing built by a developer and managed by the community

Depending on their skills and experience, communities can work with a developer to build homes which can still be community led. The community may wish to have the support of a developer in building the homes but are genuinely engaged in the development process.

Community groups and organisations can decide how they want the homes to be managed, either by themselves or a partner organisation. If the homes are Affordable Housing, community groups can become a Registered Provider. There is support available from Homes of Our Own on how to do this.

Factsheet



Homes of Our Own:

Enabling Community Led
Housing in Wiltshire & Swindon



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Wiltshire Council

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Wiltshire
Community Land Trust