



Factsheet

Delivering
Community Led
Housing

Delivering Community Led Housing

Group

Homes of Our Own can help community groups throughout the total process of delivering community led homes. The first thing groups will need to do is create and incorporate the group who will lead the way. When you're thinking about forming a group, Homes of Our Own can help groups with:

- Forming a steering group;
- Clarifying roles and responsibilities;
- Defining the group's purpose & common values;
- Identifying how to successfully host events and recruit members;
- Promoting groups, building their profiles through broad and diverse community engagement;
- Identifying and applying for funding for group set up costs;
- Identifying legal constitution and governance options;
- Developing a communication and community engagement strategy;
- Producing key documents, policies and procedures;
- Creating outline business plans, budgets and financial management;
- Providing ongoing independent support to group throughout project.

Site

Groups may already have an existing site in mind, or need help identifying a suitable site for the development. Groups can look at either building new homes, or taking on existing homes and renovating them. There a number of options that groups can consider for this stage and Homes of Our Own can help groups with identifying which is the most suitable option for the group and what it wants to achieve. Homes of Our Own can help with:

- Producing a site brief that explains in details what the group is looking for from a site;
- Finding a site based on the group's criteria;
- Identifying suitable valuers and carrying our valuations of sites;
- Negotiating interests in land/property;
- Completing development appraisals of sites;
- Understanding local and national planning context;
- Obtaining pre-planning advice;
- Advising on site investigations;
- Sketching scheme layouts;
- Completing financial feasibility/viability assessments;
- Identifying and evaluating risks;
- Supporting with competitive bidding/procurement processes;
- Considering acquisition options;
- Completing due diligence;
- Development training: Costs, Risk, Tenure options; Partnership options; Local plan policies/political context; community-led plans/Community engagement

Plan

During the plan stage groups will work with a variety of professionals who will help to design the scheme and where needed, obtain planning permission. The complexity of the plan stage will vary depending on if the group is building new homes or renovating old ones. Homes of Our Own can support groups with:

- Sourcing suitable professional services;
- Understanding the local and national planning policy context, including Neighbourhood Plans;
- Building relationships with the Local Authority;
- Facilitating strong relationships with key stakeholders;
- Considering build options;
- Considering contract options;
- Making agreements with the Local Authority;
- Budgetary control;
- Identifying specifications;
- Considering tenure options;
- Agreeing contracts;
- Creating scheme designs;
- Working towards a planning application;
- Financial feasibility/viability updates;
- Identifying and applying for funding.

Build

Community led housing groups have different options for the 'build' stage, it does not mean that groups have to build the homes themselves, it can be this but can also include buying existing homes, renovating empty homes and converting non-residential buildings into homes. It can also include contracting a third party to build the homes for the group. The amount of support that groups will need from Homes of Our Own will vary, but we are there to help whatever option is taken. We can help with:

- Sourcing a suitable partner developer, including supporting with interviewing potential housing associations or private developers;
- Sourcing a suitable contractor or contractors;
- Cost control – Employing a Quantity Surveyor
- Quality control – Employing a Clerk of works
- Contract management
- Managing the project;
- Ongoing budgetary support.

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Live

This is arguably the most important stage of the process of developing a community led housing scheme. Once the homes are built a group needs to be able to manage and maintain them. Groups will need to keep running with a good governance structure and strong financial controls as well as having clear and genuine community involvement. Homes of Our Own can provide groups with support with:

- Ongoing housing management advice;
- Understanding repairs and maintenance responsibilities;
- Understanding the regulatory requirements as a Registered Provider, if relevant to the group;
- Setting up ongoing budgets, including service charges; sinking fund; rent setting; repairs and maintenance;
- Developing an effective allocations policy;
- Understanding and addressing ongoing membership issues, including the sale & relets of the homes;
- Ongoing democratic/consensus decision making;
- Producing key documents, policies and procedures.

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