



Wiltshire & Swindon Community Led Housing Hub

A guide to our services



www.homesofourown.co.uk



Welcome to Homes of Our Own

Homes of Our Own is the Community Led Housing Hub for Wiltshire and Swindon. We support communities to take a leading role in addressing housing issues that matter to them.

Homes of Our Own aims to enable and support community groups to deliver housing development that provides defined community benefits which are protected now and for future generations. The hub is a partnership between Community First, Swindon Borough Council, Wiltshire Community Land Trust and Wiltshire Council.

Our vision is to provide a legacy for community-led development to scale-out and scale-up across Wiltshire and Swindon. Localism and innovation are at the heart of the hub and will help to build stronger and more resilient communities.

Community led housing involves meaningful community engagement and widespread community support. This means the community needs to be empowered with a common vision and shared values. Homes of Our Own provides practical advice and support for groups seeking to deliver alternative solutions to community housing needs, beyond the mainstream delivery mechanisms.

An enabling service to support community groups

Homes of Our Own is based at Community First in Devizes but works across the partner organisations with staff within Community First and Wiltshire Council. In addition, the hub has access to external independent advisors with experience of the community-led housing sector.

All hub advisors have received accredited training recognised by the Chartered Institute of Housing.



What is Community Led Housing?

Community led housing is about meaningful community engagement and consent occurring throughout the development process. The local community group or organisation will own, manage or steward the homes in a manner of their choosing, and the benefits to the local area and/or specified community will be clearly defined and legally protected indefinitely.

The team and its governing steering group members have skills and experience in community led housing. Homes of Our Own has strong relationships within the key local authority services of housing and planning. Furthermore, through the charity partners and the local authorities it has a deep understanding of community activity. The team can make use of these unique connections to help groups develop the partnerships they need to reach their goals and guide them through the 'total process' of community-led housing.

There are 5 stages to the 'total process' of community led housing, whatever model or delivery approach you are working with:

1) Group

2) Site

3) Plan

4) Build

5) Live



1) Group

The initial stage involves setting up a steering group and deciding on a clear purpose and goals, as well as choosing a legal framework for the group and developing a business plan.



3) Plan

A planning application is made including detailed plans for the proposed homes, communal areas and gardens. A well-developed plan along with support from the local community will help when you reach the planning committee.



5) Live

Congratulations! This is the final stage of the community led housing process and the new homes are ready for people to live in.

“

This work makes a great contribution to our wider programme of support for local communities, and we are delighted to be working with Wiltshire Council, Swindon Borough Council and Wiltshire Community Land Trust.

Lynn Gibson
Community First

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2) Site

The group will begin to investigate a suitable site for the project as well as considering a variety of factors which might impact the project including potential problems, overall costs and securing funding.



4) Build

Not every group will have the knowledge or skills to physically build the homes (although this is an option for those who do). Some groups may hire a contractor to complete the development work and others may partner with a housing association at this stage of the process.

We can help at all stages of the community led housing process, get in touch with our team to find out more:

www.homesofourown.co.uk
homesofourown@communityfirst.org.uk
01380 732801

How we can help:

Homes of Our Own can provide a variety of support and services to help groups navigate the community led housing process. This includes:

- ✓ Helping community groups form
- ✓ Helping community groups decide what they want to achieve and how they will do it
- ✓ Identifying the housing need in your area through Rural Housing Needs Surveys and analysis of housing register data
- ✓ Supporting community groups to identify and bid for funding for their projects
- ✓ Attending regular meetings with community groups and partners to provide advice and Information
- ✓ Promoting suitable sites to meet local housing need
- ✓ Helping build links with Registered Providers of Affordable Housing and Wiltshire Council as well as other relevant parties
- ✓ Exploring group structure options
- ✓ Completing development appraisals and financial viability modelling
- ✓ Identifying and applying for funding for revenue and capital costs
- ✓ Support with producing key documents, policies and procedures
- ✓ Negotiating with the Local Authority
- ✓ Promoting groups, building their profiles through broad and diverse community engagement
- ✓ Provide advice on project planning and create project plans where needed
- ✓ Presenting information to groups

Is there a fee?

Homes of Our Own has benefited from a government grant that will allow us to bridge the financial gap between the provision of our service and affordability for community groups.

Taking into account the full context of community led housing, Homes of Our Own charges the following fees:

- Group Establishment & Development Fee
- Training/Workshop Fees
- Ad-Hoc Fees

In many cases Homes of Our Own can help community groups to access funding towards the cost of service fees.



Case Study

Seend Community Land and Asset Trust (SCLAT) is a locally powered initiative, supported by national and local government through the National Community Land Trust Network and other agencies.

SCLAT aims to enable parishioners to access affordable housing and develop, preserve and care for local assets for community benefit, in perpetuity. SCLAT serves a parish of approximately 1,100 people across 2 villages and 3 hamlets.

SCLAT is working with Homes of Our Own to develop an affordable housing project for 10 Passivhaus (low energy) homes on a rural exception site in Seend Cleeve. The allocations for the homes will be both market and social rent with some shared ownership. SCLAT is partnered with the White Horse Housing Association, who will build the homes.

Steve Vaux, SCLAT Director said: "We have had the most excellent support from the Community Led Housing Team at Wiltshire Council (The Hub), and that support continues as we bring our project to planning application stage in March 2020. We could not have reached this stage without the proactive and progressive support from The Hub.

Wiltshire Council is very outward-looking and is prepared to adapt to facilitate community led projects. They have always been open to our views and have never tried to impose their views on SCLAT, always offering the best advice, guidance and professional expertise. The Hub has been inspirational in empowering and supporting our small community to do it for themselves. The Wiltshire/Community First teams understand what localism is and what it can do in the realm of community housing."

For more information please visit: seendclt.org or email: info@seendclt.org.

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Community-led housing is a fast growing trend, with over 16,000 homes in the pipeline across the UK....And now we have a really strong partnership in Homes of Our Own to help and support them.

Trevor Cherrett
Wiltshire Community
Land Trust

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Image: Seend CLT & PKA Architects Ltd

Homes of Our Own: Fees & Funding



Homes of Our Own will support groups to find sources of funding to pay for the services provided during each development project.

A common approach is to wrap the costs up into the development finances like any other professional fees, such as architects' fees.

Flexibility to the below terms (most likely payment triggers) can be negotiated at the point of agreeing service terms and conditions, but only to reflect the circumstances of the specific development and in order to facilitate the hub objectives.



Group Establishment & Development Fee

Total cost per unit developed by community-led housing organisations	£ 3,000 (+ VAT)
Split as below:	
30% at grant of planning permission £ 900 (+ VAT)	70% at start on site £ 2,100 (+ VAT)

Training/workshop fees:

Homes of Our Own can provide training, workshops and networking events for community-led housing groups and those interested in setting up a community led housing group. Topics include community engagement, allocations and partnering with a registered provider.

Fees for training and workshops will vary depending on the event that is being held and the content.

Ad-hoc fees:

£100 per hour (+ VAT) for ad-hoc community led housing advice outside of the above and fees listed in the pricing tables.

Homes of Our Own seeks to be open and transparent in its fees and details this in order to acknowledge that from time to time ad-hoc support may be more appropriate e.g. post development live stage advice or early advice on a further project.

Community Led Housing Group's Role:

It is for the community group to determine what its role will be within a project, however as it will be community led there will always be some level of volunteer time and commitment required. This will vary on the development approach and model employed and the nature of the project.

Homes of Our Own will work with the community group early in the process to help them define what they want to achieve and how they want to do it. The team can help to develop a realistic project plan that reflects the

nature of the project. This will be agreed with the community group and there is an expectation that community groups will act responsibly and dedicate sufficient volunteer time to ensure that project plan is adhered to and delivered in a timely manner.

This is likely to involve regular meetings of the community led housing group's steering group and regular meetings with the wider membership to keep them up to date with the project and calling for their input and contributions. These will be required throughout a project.

Typically a partnership CLT project with a housing association will require monthly steering group meetings over a 2-4 year period.



We could not have reached this stage without the proactive and progressive support from The Hub.

Steve Vaux
Seend Community Land & Asset Trust



Get Started

Are you interested in exploring alternative solutions to housing need in your community? Get in touch with our team to find out more:

www.homesofourown.co.uk
homesofourown@communityfirst.org.uk
01380 732801



Homes of Our Own:

Enabling Community Led
Housing in Wiltshire & Swindon



Find us online:

www.homesofourown.co.uk

@homesofourown  

Contact us:

 01380 732801

 homesofourown@communityfirst.org.uk

Homes of Our Own

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Wiltshire Council

COMMUNITY
FIRST

SWINDON
BOROUGH COUNCIL

Wiltshire
Community Land Trust