



Factsheet

Community Led Housing Processes

Factsheet

Formation of a group



1. Group



New Group Processes



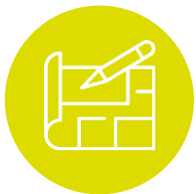


2. Site

Site

You will need to identify a suitable site based on your group's criteria. You will likely need to appoint professional assistance to carry out the activities below. These tasks involve working with your community, planning officers, solicitors and the landowner(s) you are engaged with.

- Create a sketch scheme layout
- Seek pre-planning advice
- Due diligence work
- Development appraisal of site
- Land valuation
- Financial feasibility/viability assessment
- Negotiation of an interest in land/property and acquisition
- Site investigations
- Risk evaluation
- Competitive bidding/procurement



3. Plan

Plan and Build

If you have a viable scheme that is received positively by the community and planning officials the next steps are outlined below. If you work in partnership with a developer, such as a housing association, they may have resources available to carry out the following processes, otherwise further professional assistance will be needed by your group.

Plan

- Scheme design
- Detailed work for planning application
- Financial feasibility/viability update
- Build options
- Specification/Employers Requirements
- Contract options
- Value Engineering
- Agreements with Local Authority
- Budgetary control
- Agreeing contract

Build

- Building
- Services provision
- Cost control - QS
- Quality control - Clerk of works
- Contract management
- Budgetary control



3. Build

Live

Depending on your plan for the ongoing management and maintenance of your group's homes you may need to enter into contract with one or more organisations to carry out some of the post completion activities outlined below.

- Ongoing management
- Ongoing budgets - service charges; sinking fund
- Ongoing membership - sale & relets
- Ongoing democratic/consensus decision making



3. Live



Homes of Our Own:

Enabling Community Led
Housing in Wiltshire & Swindon



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Wiltshire Council

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Wiltshire
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