



### **Engaging Communities**

**Andy Dean** 





Rural Services Network
 Assistant Director

RURAL SERVICES NETWORK

Community Action Northumberland
 Chief Executive







- North East Community-led Development Network
   Secretary
- Rural Housing Alliance Secretary



### **Engaging Communities**

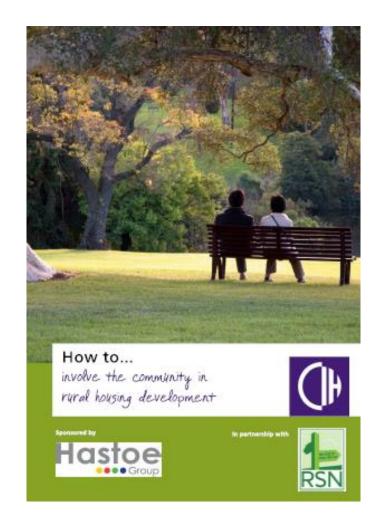
- 1. 'How to involve the community in rural housing development' (CIH/RSN)
- 2. Rural Housing Alliance pledge
- 3. The Community-led housing role
- 4. Community-led housing and housing associations



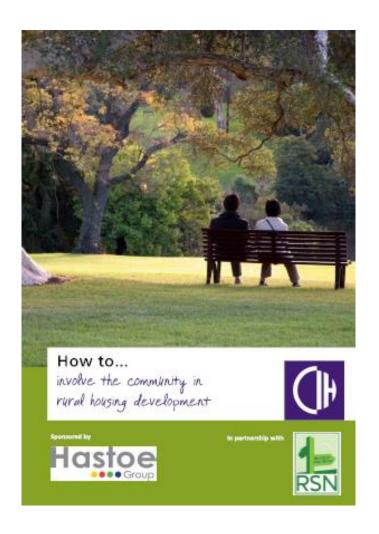
# 'How to involve the community in rural housing development'

### Ten key success factors:

- 1. Go where you are invited
- 2. Know the community
- 3. Be clear about housing need
- 4. Identify best site with community
- 5. Utilise RHEs (if available)



## 'How to involve the community in rural housing development'



- 6. Quality, sustainability& innovation
- 7. Local lettings priorities
- 8. Celebrate success
- Quality maintenance & management
- 10. Leadership

Link to document











The Wrekin **Housing Trust** 





NATIONAL

HOUSING







New Forest Villages Housing Association Ltd.





together for the right reasons



It's not just about the bricks



AND COMMUNITIES







Association Limited







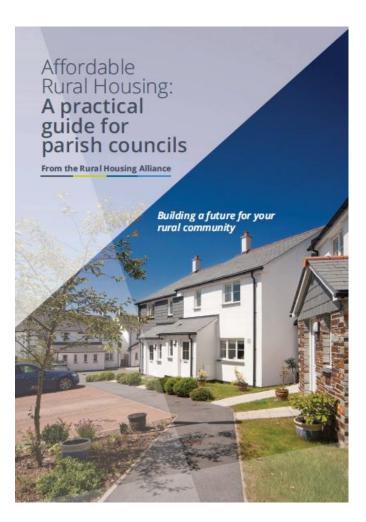


### **Rural Pledge**

- Work closely with the local community and parish council to find the right site
- Always give qualifying local people in housing need first priority for every home
- Ensure that affordable homes always remain affordable
- Build sensitively designed, high quality homes to high environmental standards
- Provide good quality and locally sensitive management services to our residents
- Always respond positively to the local community



### **Parish Council Guide**



1. The basics

2. The partners

3. The process

4. The result











## What is community-led housing?

- Local communities in the driving seat
   (where they are built, how they look, who occupies them)
- Usually small scale (usually less than 20 units)
- Set up and run by local people
- Affordable homes for rent, shared ownership,
  - sale of self-build
- Meet local housing needs
- Not for profit, considerable voluntary effort

# Different types of community-led housing

- Community Land Trusts
- Housing Co-operatives
- Cohousing
- Community self-build
- Direct or Partnership



## Why community-led housing?

- Affordability
- Perpetuity
- Trust

- Management concerns (present & future)
- Communities feel 'done to'





### Sources of support

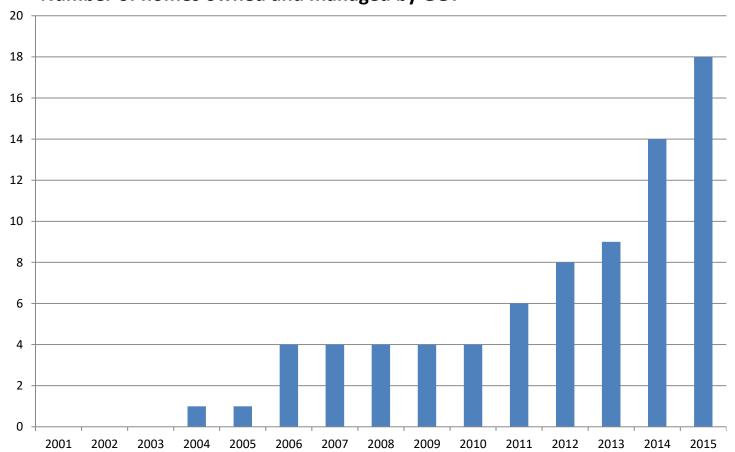
- Community Housing Fund
- Homes England Affordable Homes Programme
- Local authorities (funding, assets & staff)
- Partnerships with Housing Associations, developers & landowners
- National funding for start-up
- Lending
- Cross subsidy from market sale
- Community finance
   (e.g. community share issues)





## **Wooler (Glendale Gateway Trust)**

### Number of homes owned and managed by GGT





**Roddam Dene House** 

## Stocksfield (SCATA)



A community owned company

- Locally-owned brownfield site and County Council asset transfer site
- 7 affordable homes for rent
- £364,000 HCA grant, through 2011-15 Affordable Homes Programme
- Partnership Agreement with Isos Housing (now Karbon Homes)
- Extensive local publicity and community engagement



HEXHAM COURANT

### Home thoughts

NO one doubts the need for additional homes across Tynedale.

But we must accept that such developments come with a price.

We have to accept homes being built within or near to existing communities, without the temptation to adopt the stance of Nimbys.

And along with that, as demand for housing falls more into line with supply, we have to expect downward pressure on overall house prices.

In return, there will be greater potential for younger people to continue to live in their local communities. It is an option currently out of the financial reach of many.

In Stocksfield this week, we read details of a wonderful scheme which is tackling this fundamental issue head on.

Local people have come up with proposals which will create affordable housing and at the same time enhance the local environment by putting dilapidated sites and buildings to good use.

Such schemes are to be applauded, and hopefully extended to other communities across our district.

Also in Stocksfield this week, however, we read of the ludicrous proposals to create a huge housing development on a precious green belt site.

Such schemes highlight the flaw in the Government's recent pledge to open up green belt areas for development.

It hands over responsibility for the direction of local planning policies to the hands of land and property beculators, whose motivation is not community good but individual and corporate wealth creation.

If the Government's localism mantra is to have any credibility, then local planning controls must remain firmly in the hands of local people.

Courant Opinio



### **Engaging Communities**

Some final thoughts



Growth & efficiency v small & beautiful



Changing policy & priorities



Are housing associations community-led?



Not rocket science



Climate change