



# Engaging Communities

Andy Dean



- Rural Services Network

Assistant Director



- Community Action Northumberland

Chief Executive



- Communities CAN (North East)

Director



- North East Community-led Development Network

Secretary

- Rural Housing Alliance

Secretary



# Engaging Communities

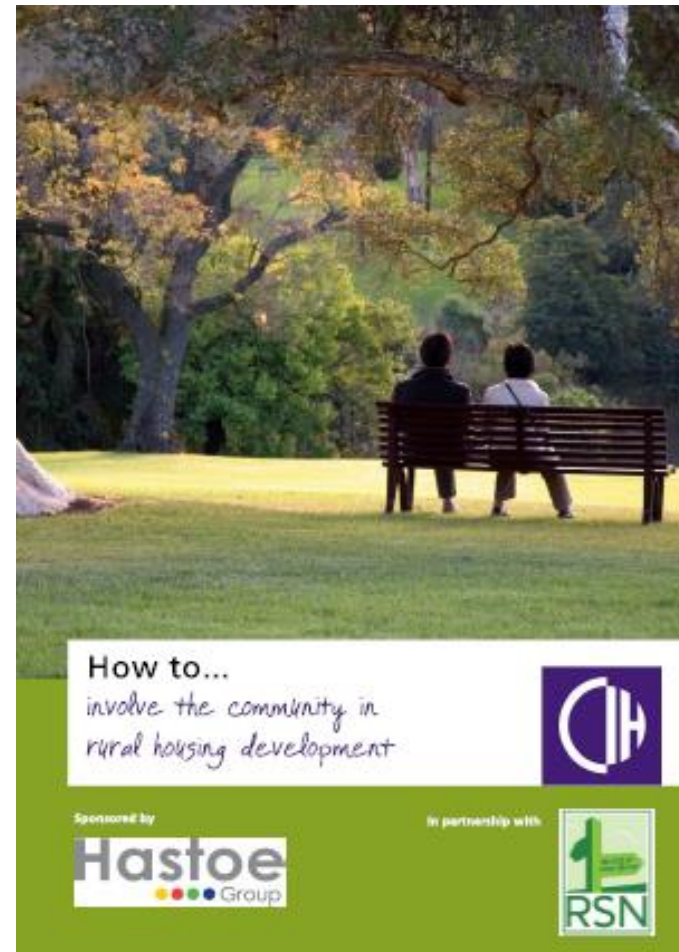
1. 'How to involve the community in rural housing development' (CIH/RSN)
2. Rural Housing Alliance pledge
3. The Community-led housing role
4. Community-led housing and housing associations



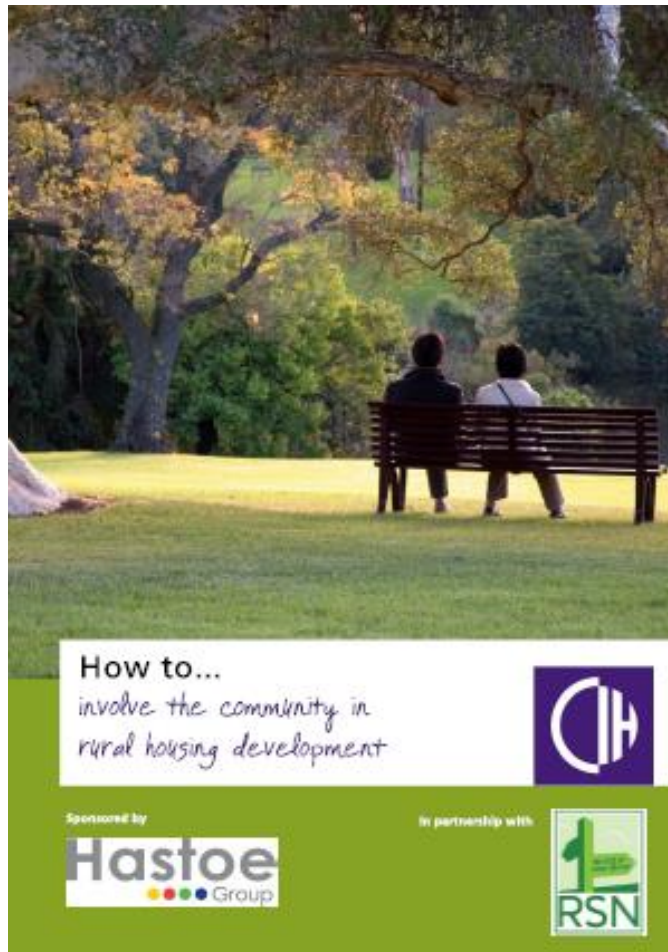
# ‘How to involve the community in rural housing development’

*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
9. Quality maintenance & management
10. Leadership

[Link to document](#)



The Wrekin  
Housing Trust



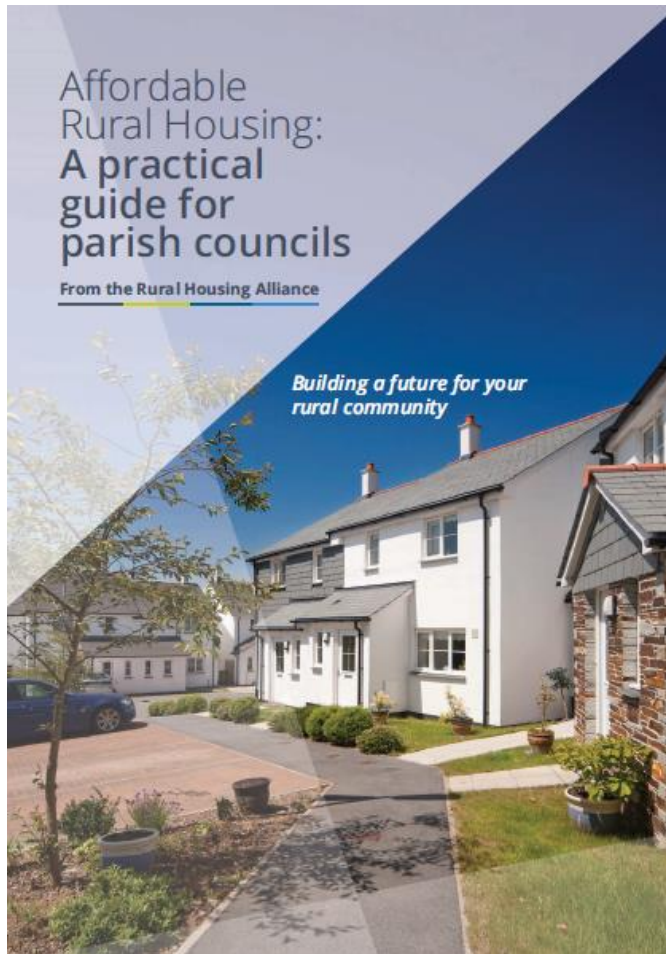
NATIONAL  
HOUSING  
FEDERATION



# 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

[Link to Document](#)



# 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'

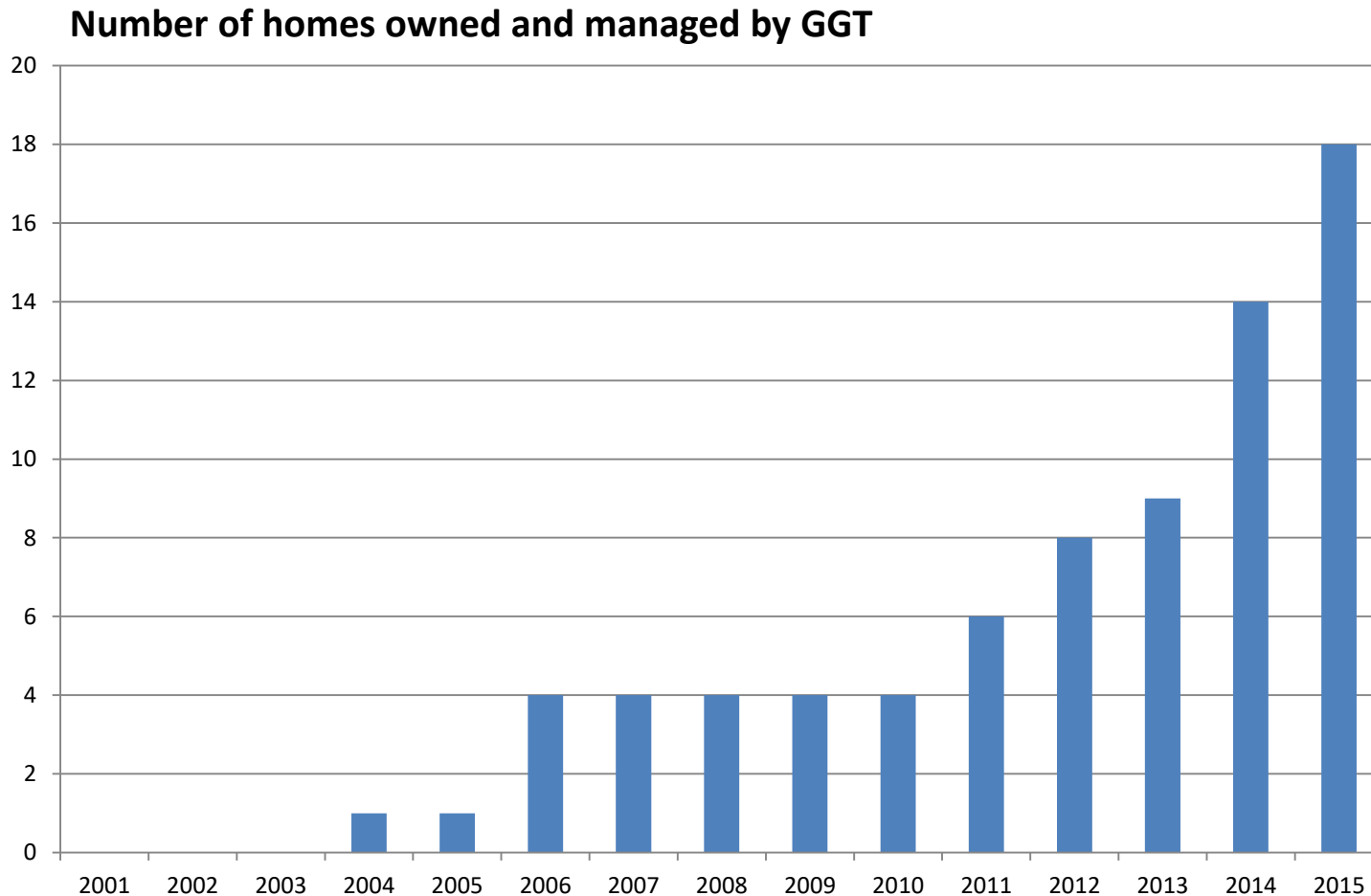


# Sources of support

- 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)

**Registered  
Provider**

# Wooler (Glendale Gateway Trust)





**Original unit**



**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



# NHA NATIONAL HOUSING AWARDS 2015

EXCELLENCE IN AFFORDABLE HOUSING



# Engaging Communities

*Some final thoughts*



Growth & efficiency **v** small & beautiful



Changing policy & priorities



Are housing associations community-led?



Not rocket science



Climate change