



AN INTRODUCTION TO

Community-led Housing

What is Community-led Housing?

Community-led housing is developed by the community for the benefit of the community. It can be geographically based, e.g. housing provided within a town or parish, or it can be thematically based e.g. commoners housing.

The community are at the heart of community-led housing and will play a central role in the development, management and ongoing ownership.

The properties can be houses or flats, for affordable rents or affordable homeownership. They can be developed and owned by the community, the local authority or a housing association.

How New Forest District Council can help

New Forest District Council will continue to promote and support the development of community-led housing across the district. Working with local communities and housing groups we will provide advice, guidance and assistance to help bring forward community-led housing schemes in the district.

We will provide grant funding through the Community-led Housing Fund to:

- Support groups start up costs.
- Develop a affordable housing scheme.
- Provide capital funding to help towards the costs of development.*

What is a community-led housing scheme?

There is no standard approach to the development of community-led housing.

The route a community takes will depend on the groups aims. There are key principles that all community-led housing must meet. These are:

1. There is meaningful community involvement and engagement throughout the process. The community doesn't have to initiate or manage the development process or build the homes themselves, though some may choose to do so.
2. The community plays a long-term role in the ownership, management or stewardship of the homes.
3. The benefits to the local area or community are clearly defined and legally protected in perpetuity.

*Grant funding will be awarded to eligible applications whilst grant funding remains in place.

How does the community benefit?

There are a number of benefits to the community including:

- Giving the community the opportunity to be involved in local development within the area, or community.
- Providing high quality affordable homes that meet the needs of local people.
- New development enables local people to remain living in the community.
- Offers the potential to generate an income for the local community.
- New development helps to support and maintain local economies, services and facilities.
- Helps to create balanced and sustainable neighbourhoods and communities.

Models of community-led housing

Community-led housing comes in many different forms, there is no standard model, but some of the more common approaches include:

- Community Land Trusts.
- Housing Co-operatives.
- Co-housing.
- Group and custom self build.
- Tenant management organisations.
- Community development trusts and community Anchors.
- Town and Parish Council, or special group led housing projects, where the community is taking an active role in the development and long term stewardship of the homes.



Useful information

Many of the community-led housing models have their own national body that promotes and supports the sector.

National Community Land Trust Network

communitylandtrusts.org.uk

Confederation of Housing Co-operatives

cch.coop

The UK Cohousing Network

cohousing.org

National Federation of Tenant Management Organisations

nftmo.co.uk

The Community Self Build Agency

ommunityselfbuildagency.org.uk

Self Help Housing

self-help-housing.org

Other useful links

Hampshire Homes Hub

actionhampshire.org

Locality

locality.org.uk

If you would like further advice and information,
or are interested in developing you own community-led housing scheme please contact:

New Forest District Council

Housing Strategy and Development Team

Appletree Court, Beaulieu Road,
Lyndhurst, Hampshire. SO43 7PN

Email: housing.development@nfdc.gov.uk

Telephone: 023 8028 5129

newforest.gov.uk

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