

ALDBROUGH PARISH COUNCIL

About Community-led Housing

There are many ways for people to be involved in meeting their own housing needs and wants. The route taken depends on things like the nature of the demand, available resources, location and type of activity. Approaches encompass new build, regeneration and the use of existing buildings. Community-led housing groups may form on the basis of a geographical connection or something else they have in common (e.g. older people).

Broadly speaking there are 3 main ways community-led housing gets delivered:

1. Group led: Grassroots groups responding to housing need or demand, or people seeking to deliver their own homes.
2. Extension of community based activity: Existing community based organisations with local roots decide to provide housing in addition to their current activities.
3. Developer-Community partnership: A local authority/landowner/housing association or small builder wants to provide housing that benefits the local area in perpetuity. They access community-led housing expertise to recruit 'founder members' from within the community and support them to take over ownership/stewardship and/or management of the homes.

What makes a scheme community-led? Common principles

The legal form and activities of each community-led housing scheme depend on the outcomes needed, but schemes that are genuinely community-led all share common principles:

1. The community is integrally involved throughout the process in key decisions like what is provided, where, and for whom. They don't necessarily have to initiate the conversation, or build homes themselves.
2. There is a presumption that the community group will take a long term formal role in the ownership, stewardship or management of the homes.
3. The benefits of the scheme to the local area and/or specified community group are clearly defined and legally protected in perpetuity.

If your community is facing any of the following issues, community-led housing could be for you.

- young people struggle to get on the housing ladder because house prices are too high, or there simply are not enough smaller, more affordable homes available
- older residents wanting to downsize, but can't find the right kind of properties without moving many miles out of the area
- those in need, such as unemployed people or single parents, have very little chance of finding decent local houses in which to live
- reasonably priced family homes are in short supply
- developers are not building the kind of homes people want or need
- there is a long waiting list for council housing
- you have a motivated community group in place or are about to create one.

The East Riding of Yorkshire Council is keen to encourage new types of housing organisation, where residents and others active in their communities, play a large part in the provision and ongoing management of housing and has recently been awarded funding to support this type of development. There is support for a group from a local voluntary organisation. They can help group that want to see Community Led Housing being developed in their community, together with funding to see this initiative through to completion, including the purchase of land and the building of homes. Only small scale development of Affordable Homes would take place, with sites typically of between 4 and 10 houses, although this will be regulated by the demand in your community.

Please note that the Parish Council does not have land allocated for community based housing just at the moment - they just want to find out the level of demand.

To gauge interest in community led housing and we are asking the questions listed below.

Please let the Parish Council know what type of affordable housing you think is needed in your village by answering the following questions:

What type of housing is needed by you?

What type of housing, do you think, is needed by the wider community?

Would you be interested in being part of a group that helps develop Community Based Housing in Aldbrough? (Yes or No)

Would you be interested in a volunteer role in such a group, offering occasional support as needed? (Yes/No)

If in need of housing or interested in being part of the group who would develop Community based housing in Aldbrough, please leave your name and contact details with the Clerk.

Thank you.

Please respond to the Parish Council either by email at

clerk@aldbroughparishcouncil.co.uk

Or to the Clerk on 01964 533148 (Nicola Salvidge)