

# Community-led Housing (CLH)

How the Council  
can support  
Communities in  
Delivering More  
Affordable Homes  
in Rural Areas



# Affordable Housing in Cornwall



# The Council support many groups with their choice of delivery

- 'Grassroots' groups responding to local housing demand or people seeking to deliver their own home
- Existing community organisation taking on housing delivery in addition to their current activity
- Developer/Community partnership: A local authority, landowner, housing association or small builder wanting to provide housing that benefits the local area in perpetuity.

# Most Common options for Affordable Housing Delivery

- Community Land Trust (CLT)
- Community-led Partnership Project with Registered Providers
- Cornwall Council, Private Developers
- Housing Co-operatives/Co-Housing Groups
- Affordable self-build

# Support from Cornwall Council's Affordable Housing Team

**Identify local housing need**

Guidance on **Options for Delivery**

Advice re **Identifying/ unlocking sites**



Advice re potential **sources of funding** including: CC's own Revolving Loan and Grant funding

# Funding support through Cornwall Council for Community-Led Housing (CLH)

## Cornwall Council Administered Funding:

Community Land Trust **Revolving Loan Fund** – (Loan-£75k up to £1.5m)

- Bridging funding
- Must be legally constituted as a CLT
- Might be used for– **purchase land/buildings/construction/building conversion**

Community Housing **Land Remediation Fund** – (Grant –max £30k per unit)

- Covering some/all of the abnormal costs for ‘expensive-to-deliver’ sites



# Redevelopment of existing building, Rame Peninsula

- Transformation of a derelict pub, destroyed by fire in 2013.
- Cornwall Council is involved and fully supportive of the Trust's activities and already approved a grant from the Land Remediation Fund for cliff stabilisation and remediation work.
- The scheme will create 2 x 1 Bed and 2 x 2 Bed affordable flats for 6 local people in housing need, along with a community hub, to help reverse the decline of the local community, bringing life back into the centre of the village all year round.



# Parish Council and Ward Members

## What can they do to support you?

- Spread the word and champion affordable Community-led housing
- Encourage pro-active housing working party/Neighbourhood Development Plan groups
- Encourage those in housing need to register with HomeChoice/Help-to-Buy South
- Engage with landowners and local contacts to identify suitable sites



Please contact the Council's Affordable Housing Team if you need some support, advice or if obstacles arise at any point in development and delivery process.

**email:** [affordablehousing@cornwall.gov.uk](mailto:affordablehousing@cornwall.gov.uk)

**Web:** <https://www.cornwall.gov.uk/housing/affordable-housing/community-led-housing>

**Tel:** General affordable housing advice line 0300 1234 151

### **Additional resources:**

Community-led Homes:

<https://www.communityledhomes.org.uk/why-community-led-housing>

Cornwall Council - Community-led Housing webpage

<https://www.cornwall.gov.uk/housing/affordable-housing/community-led-housing/>

Cornwall Council - process and eligibility to register for self-build -

<https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/evidence-base/self-and-custom-build/register-of-interest-in-self-and-custom-build-for-cornwall/>

List of Registered Providers (RPs)

<https://www.cornwall.gov.uk/housing/affordable-housing/information-for-developers/delivery-partners/>