

Thriving communities,
affordable homes



INVESTING NATIONALLY

**DELIVERING
LOCALLY**



The HCA and
Community-led Housing

Anthony Brand
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Holy Island (NE Northumberland)

- Local residents priced out of the housing market as island became popular location for holiday homeowners
- House prices 5 times nearby areas of mainland
- The local school closed, island struggling to maintain its sense of community



- CLT to hold land in trust
- Eco-homes and flats for local people
- Lower rents
- Funded by charitable donations + HCA

HCA provided £212,000 of grant in 2009. Construction started May 2009 and residents moved in January 2010.

High Bickington (rural Devon)

- High Bickington Community Property Trust (CLT) – more than 200 local people are members
- Mixed-use scheme - 16 ‘affordable’ homes (9 Equity Share, 7 rental); 18 market sale homes; 5 ‘Barn Conversion’ homes; 6 workshops; new primary school; community facilities
- Started on site, partly through £360,000 HCA Property and Regeneration fund



Angel Town (London)

- Self build group developed ten eco-homes with the Council and a Housing Association
- 3 to 6 people per family, twenty five children, BME households in housing need and overcrowded
- Part of wider estate regeneration
- Promoted personal and social capacity by education and training in building
- Began in 2005 with foundations and shell, with self builders on site in 2006 to do carpentry, decorating, kitchen fitting and tiling



Castle Vale (Birmingham)

- 60's estate including 34 high-rise towers.
- Came to be associated with social exclusion, unemployment, crime
- Housing Action Trust (HAT) established 1993 supported by a group of strong committed tenants and residents - transferred out of local authority control for regeneration
- 2,200 homes demolished, 1333 improved, 1500 built, along with shopping centre, community facilities and health centres.
- Physical environment improved and landscaped, new park created
- In 2005 HAT ended but transferred to Community Housing Association (CVCHA)
- Resident consultants now work with other communities.



Coin Street (London)

- Old industrial area saw decline in residential population, public service provision, businesses, schools and shops
- Local residents opposed to proposals formed an action group for derelict 13-acre site
- Developed series of housing co-operative blocks, commercial space, tourist attractions, open space, restaurants and leisure facilities



Self Build (London)

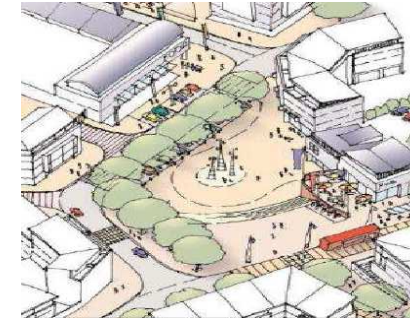
- Walters Way, Honour Oak Park, South London
 - First project (Phase One) started 1979, five years after approval to go ahead.
 - Phase Two went ahead in 1984.
 - 27 homes completed in the two schemes, providing detached houses with gardens for local people.
- Fusions Jameen 1, London
 - Self Build for rent of eight properties for an Afro-Caribbean housing co-operative
- WALTER SEGAL - Community Architect
 - Segal system of quickly-built, timber-framed dwellings which are environmentally friendly



Community Planning (Dorset)



- Parish plans developed with local authority support
- Bringing community together
- Identifying priorities
- Led to some specific actions
 - Buckland Newton: affordable housing through a Community Land Trust
 - Thorncombe Community Shop
 - Promotes infill development in villages
 - Sets rules over density and design



Kensington & Chelsea TMO (London)



- Kensington and Chelsea tenants establish Tenant Management Organisation (TMO) in 1996
- TMO managed by Board of Directors (8 elected tenants and leaseholders, 4 Councillors, 3 independents)
- Business Plan includes looking at infill development and 'hidden homes' programme
- 100 potential sites identified and consultants being hired



Canopy Self-Help (Leeds)



- Founded in 1998, manages around 40 homes in the Beeston, Burley and Harehills
- Renovates derelict and empty houses to create decent homes for people that are homeless
- Council have recently agreed to lease properties on a peppercorn rent for 25 years
- Tenants have opportunity to do renovation and decorating of their new home alongside volunteers
 - All learn practical work including light building work, plastering, painting, decorating, carpeting and tiling
- Canopy's turnover £300k - relies on funds from charitable sources together with income from rents



LILAC (Leeds)



- 20 new homes, a common house (c-housing), allotments
 - 6 one-bed, 6 two-bed, 6 three-bed, 2 four-bed
- Code Level 5 or better, straw bale build
- Site of former school owned by Council
- Proposing innovative Mutual Home Ownership model based on members income and shares



Lyvennet (Eden Big Society Vanguard)



- Population Lyvennet Valley predominantly over 46
 - Unemployment and wages lower than average;
House prices higher than average
- Identified need for 20 houses
 - 12 affordable, mix of shared ownership and rental
 - 8 sold as self build plots to help fund affordable
- Parish Council suggested CLT model comprising County, District and Parish Councillors, with local residents
- CLT supported by local authority and RSL
- Started on site with HCA and Charity Bank funding
- Sale of first self build plots this year



Brixton Green (London)

- Registered mutual society owned by local people – only people who live or work in Brixton can buy a share for £1
- Looking to develop Council site at edge of estate in Brixton
- Successfully lobbied for: Creative use, Educational use, High sustainability, family homes, front gardens, and communal rear gardens/allotments
- Completed initial feasibility and financial viability

