



# COMMUNITY LED HOUSING – SHOBROOKE

18 May 2022

Arron Beecham  
Principal Housing Enabling & Forward  
Planning Officer at Mid Devon District  
Council

# BACKGROUND

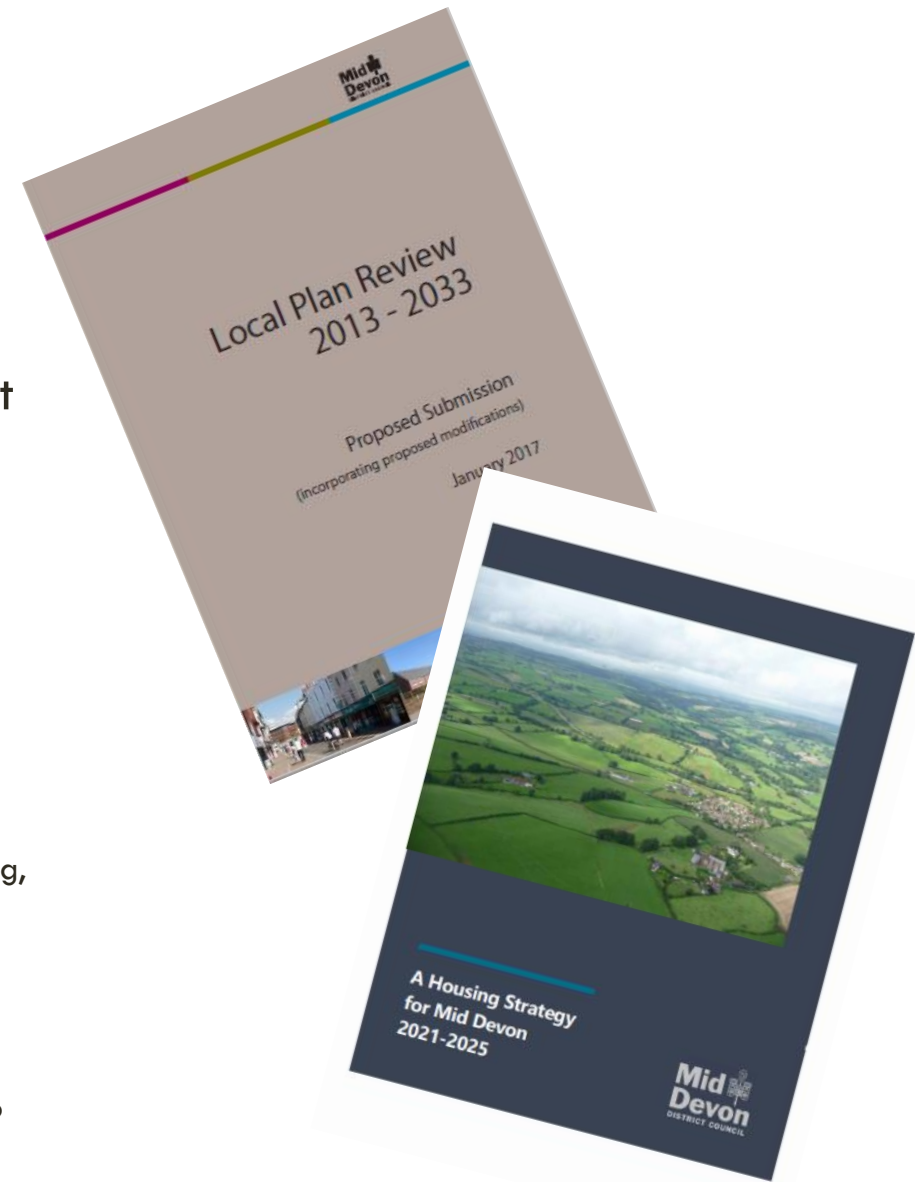
Mid Devon Housing Strategy 2021 – 2025 – A clear commitment to providing more affordable housing for local people.

Key priority – Build more social rented housing and housing for purchase that is truly affordable.

Commitment to work with Community Land Trusts and other organisations to deliver homes retained in perpetuity for local need.

## Mid Devon Local Plan 2013 – 2033 – adopted July 2020

- Policy DM6 – The development of a site for predominately affordable or low cost housing, including self-build housing, to meet local need in rural areas will be permitted where:
  - Local connection
  - Site adjoins a settlement or is within a reasonable travel distance to local services/infrastructure
  - Type and scale appropriate to local needs
  - Will remain affordable for and available to local people in perpetuity, limited to no more than 80% of its market value upon resale.



# PLAN MID DEVON

Addressing housing affordability and improving choice a key priority for the new Plan.

Housing Diversification – CSB, MMC, Community led housing, One Planet Developments.

Looking to support community led housing

Open question to local communities – what can Plan Mid Devon do to support community led, co-housing and custom and self-build projects?

Currently analysing responses.



# WHAT IS COMMUNITY LED HOUSING AND CO-HOUSING?

Housing that has been built or brought back into use by local people where:

- Open and meaningful community participation and consents take place through the process.
- The community group or organisation owns, manages or stewards the homes in whichever way they decide to.
- The housing development is of true benefit for the local community, a specific group or people (an intentional community), or both. These benefits should also be legally protected in perpetuity.

Number of different types of community led housing:

- Co-housing
- Community-land trusts (CLTs)
- Community self-build
- Development trusts
- Housing co-operatives
- Self-help housing.

# WHAT ARE COMMUNITY LAND TRUSTS?

“Community Land Trusts (CLTs) are non-profit, community-based organisations run by representative (volunteer) directors who develop housing and other assets owned and controlled by the community. A CLT stewards shared community assets— securing land by purchase, gift or leasehold.” – DCH

CLT assets (often homes) are made available permanently at affordable levels. These are let and/or part-sold to people with a local connection in perpetuity, and at ‘locks’ no more than 80% of open market levels with the CLT often retaining a share of leasehold ownership. These properties are not subject to Right-to-Buy legislation and cannot be sold on the open market, thus retaining for the community a value-adding asset.

CLT membership is open to all who live or work in the defined community. The members elect a volunteer board, comprised of people living within the community to direct the trust. They are able to conduct day to day business for their schemes themselves or set up a management contract with a partner organisation to do so.

Recently, various government grant schemes have made funding available for Community Led Housing, which is development led by the community rather than a landowner or developer, for which CLTs are the most popular delivery model. This funding can cover anything from initial set up costs, technical assistance and build costs.

# SUCCESS STORIES



Cheriton Bishop: 8 eco homes for affordable rent

Cheriton Bishop CLT (& Parish Council), Hastoe Housing Association & contractors, Mid Devon District Council

## **Timeline:**

2011 – public meeting held by the Parish Council

2012 – Housing Needs Survey completed

2013 – Community Land Trust established

2014 – Housing Needs Survey refresh

2015 – Planning application passed unanimously

2017 – Construction began – traditional mix of materials and built to highly energy efficient standards to help reduce fuel bills for residents.

2019 – Homes completed

2019 – Award for Best Rural Development

# SUCCESS STORIES

## An example: Broadhempston Community Land Trust



The project is community led using a Community Land Trust (CLT) structure. Residents own 75 per cent of the home to retain affordability, with the CLT land holder owning the remaining 25 per cent.



The project is in a rural location, on the edge of Broadhempston village, Devon, where exceptions can be made to the normal restrictions on housing development in order to encourage the delivery of affordable and low cost housing in rural areas.



The scheme provides 6 detached self-build affordable homes for local people.



Residents have good sized gardens and access to a community orchard and play-space. Parking is located away from the homes at the site entrance, making the area around the homes a quiet and safe place.



This is a true community project with much of the work undertaken by the families who now live in the homes, all of whom have a strong local connection to the area.



The land was acquired at agricultural values which kept project costs low at around £170,000 per home, roughly one third the cost of equivalent sized homes in the adjoining village. The 3 or 4 bedroom homes are based on similar footprints which helps achieve cost savings.



# HOUSING DEMAND EVIDENCE FOR SHOBROOKE

No up-to-date housing needs survey although data from Devon Home Choice indicates some demand for affordable housing in Shobrooke (incl. step free and wheelchair accessible)

## Shobrooke

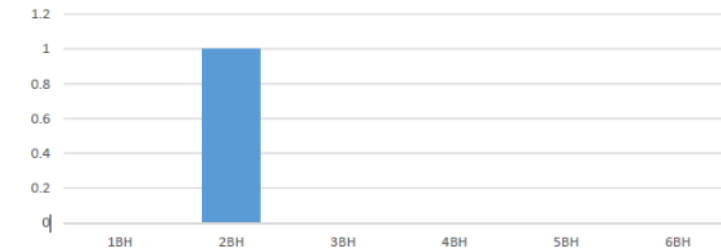
Band	Housing Type	Housing Needs Requirement Size					
		1BH	2BH	3BH	4BH	5BH	6BH
Total	General Needs	0	1	0	0	0	0
	Step Free	2	0	0	0	0	0
	Max 3 Steps	0	0	0	0	0	0
	Wheelchair	1	0	0	0	0	0
	Grand Total	3	1	0	0	0	0

A	General Needs	0	0	0	0	0	0
	Step Free	0	0	0	0	0	0
	Max 3 Steps	0	0	0	0	0	0
	Wheelchair	0	0	0	0	0	0
B	General Needs	0	0	0	0	0	0
	Step Free	0	0	0	0	0	0
	Max 3 Steps	0	0	0	0	0	0
	Wheelchair	1	0	0	0	0	0
C	General Needs	0	0	0	0	0	0
	Step Free	2	0	0	0	0	0
	Max 3 Steps	0	0	0	0	0	0
	Wheelchair	0	0	0	0	0	0
D	General Needs	0	1	0	0	0	0
	Step Free	0	0	0	0	0	0
	Max 3 Steps	0	0	0	0	0	0
	Wheelchair	0	0	0	0	0	0

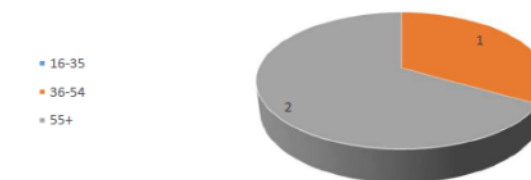
### Breakdowns of One Bedroom Need

Age	16-35	36-54	55+
1 Bedroom Need	0	1	2

### Accommodation Type Required: General Needs



### Specialist Accommodation





# HOW CAN MDDC SUPPORT YOU?

The Council already has a strong track record of supporting community-led housing initiatives across Mid Devon including recently providing £200,000 of funding towards a scheme for 10 Social Rented affordable homes at Chawleigh.

## Key areas where we can provide support:

- Undertaking housing need surveys
- Provision of grant funding via the Community Housing Fund
- Financial support using s106 funding
- Officer support / critical friend / advice, evidence etc.

# HOUSING NEED SURVEYS

MDDC is a partner of the Devon Community Housing Hub

Able to commission up to three Housing Need Surveys each year (without cost to the PC). We prioritise these as follows:

- Strong interest in community-led housing in your parish;
- No up-to-date (last five years) housing needs survey; and
- Community-led housing development in your parish would be in conformity with the development strategy set out within the Local Plan.



# COMMUNITY HOUSING FUND

Limited Fund available towards supporting community housing.

Fund is available to develop new housing and/or purchase, refurbish and bring back into effective use, empty properties.

Funding must be used to benefit the local area and/or specific community in a clearly defined and legally protected way in perpetuity.

Communities expected to work with Registered Providers as development partners

The Council currently has three grants available:

**Community Development / Set-Up Grant (Stage 1)** Up to £3,000 per community to help develop a group to the stage where it is constituted and to undertake initial community consultation.

**Feasibility Grant (Stage 2)** from £5,000 to up to £15,000 per scheme to support a feasibility appraisal and to develop a project plan.

**Development Grant (Stage 3)** Grants up to £15,000 available either to top up public subsidy or provide gap funding for capital costs to contribute towards project management and construction costs.

# S106 AFFORDABLE HOUSING FUNDING & OFFICER SUPPORT

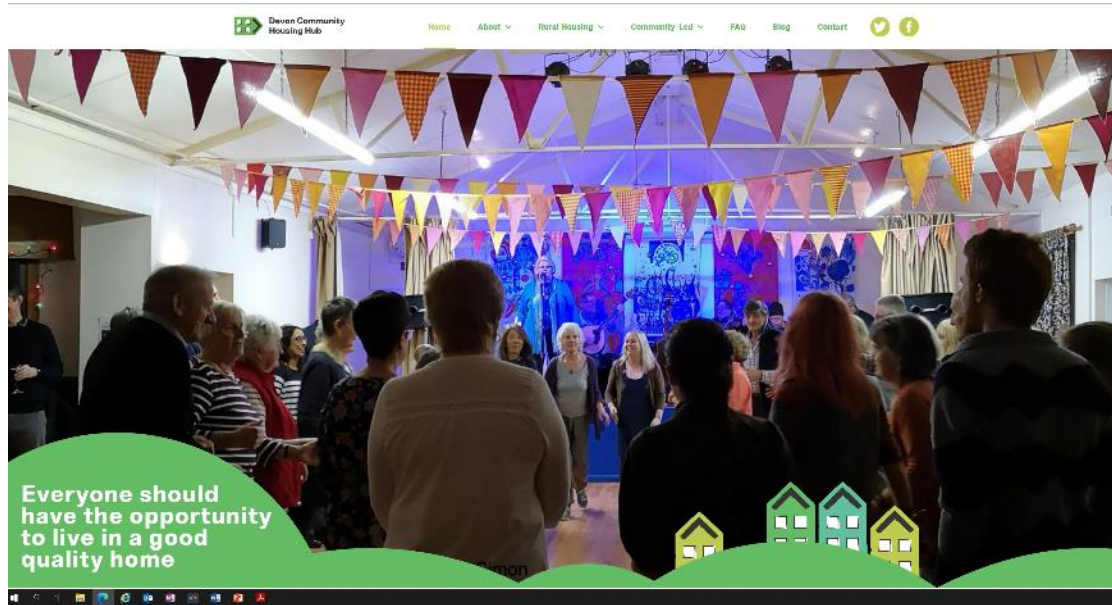
MDDC collects financial contributions from new development through legal agreements (s106), sometimes referred to as planning obligations.

Some funding may be available for affordable housing e.g. - £120,000 to Cheriton Bishop & £200,000 to Chawleigh CLT.

Officer support available to local communities as part of MDDC's role as 'housing enabler:

- Advice and assistance
- Evidence
- Facilitation
- Networking
- Critical friend

# ACCESSING OTHER SUPPORT



Homes England and The Department of Levelling Up, Housing and Communities:

<https://www.gov.uk/government/organisations/homes-england>

<https://www.gov.uk/government/organisations/department-for-levelling-up-housing-and-communities>

Community Led Homes:

<https://www.communityledhomes.org.uk/>

Middlemarch, DCHH's CLH partner:

<https://middlemarchclh.co.uk/>

Community Land Trust Network:

<https://www.communitylandtrusts.org.uk/>

UK Cohousing Network: <https://cohousing.org.uk/>

Power to Change:

<https://www.powertochange.org.uk/>

Locality: <https://locality.org.uk/>



THANK YOU

Arron Beecham

Principal Housing Enabling and Forward Planning Officer

[abeecham@middevon.gov.uk](mailto:abeecham@middevon.gov.uk)

01884 234221