

Community Led Housing Project

What is Community Led Housing?

Community Led Housing is housing which is provided for the benefit of the local community. The properties can be affordable rent, low cost home ownership or shared ownership. They must be affordable housing but they can be owned by the community, the Local Authority, or a Housing Association.

The local community will be involved in every step of the process.

What is East Lindsey's role?

The Council will provide advice, guidance and assistance to the community to bring forward Community Led Housing schemes. The Council will use the Community Led Housing funding to provide grants or loans towards the cost of the development. Funding can also be provided towards any start up costs involved with setting up a Community Led scheme.

How does it benefit the community?

- The project provides housing to meet an identified local need.
- There is potential to generate an income for the local community.
- New development enables local residents to remain in the settlement.
- New development helps to improve the local economy.

How will the locations be identified?

The four main ways locations could be identified are:

1. The Parish Council approach the Facilitator to confirm their interest in having new affordable housing in their area

2. The Community approach the Facilitator to confirm their interest in having new affordable housing in their area
3. The Facilitator identifies a housing need in a specific settlement. The Parish Council would then be contacted to ascertain their interest in the project.
4. A piece of land could be put forward to the Facilitator. The Parish Council would then be contacted to ascertain their support for the project

What is the process?

- The Facilitator will organise for a working group to be set up within the local community. This will involve at least one member of the Parish Council however there is no limit on the number of representatives from the Parish Council or members of the local community. The group will also include the Facilitator, a housing association (where required), a ELDC Planning Officer, Lincolnshire Community Land Trust (where required), an architect and anyone else who may have an impact on the design and development process. At each stage a member of the Parish Council will be asked to report back to the Parish Council on the progress of the working group and confirm their acceptance of the decisions made by the working group.
- The Community Led Housing Facilitator will work in partnership with the local community to identify what property types are needed in the settlement and what tenure they need to be. This will be a joint decision between all parties

at the working group and will be based on evidenced needs. The community know their local needs so working alongside the housing needs data held by the Council all parties agree what is needed

- The location of the new properties will be agreed at the working group by looking at the availability, suitability and land values of sites in the settlement. Where the site has been put forward at the outset, the working group will confirm their agreement to development in that location.
- The architect will then draw up initial plans for the site and then present them to the working group for discussion and input. The working group will have a full input in to the design of the project.
- Once the plans have been agreed by the working group, they will then be presented to the Parish Council.
- A consultation event will then be held in the settlement to present the proposals to the whole community and any comments and observations will be considered by the working group and amendments made where possible.
- Once any final amendments have been made following the consultation event, a planning application will be submitted. Community Led Housing projects will still be required to go through the normal planning process and the normal planning fees will apply.

How will the properties remain affordable for local residents?

All of the properties will be included within a legal agreement. This agreement will contain details of what type of affordable housing the properties are and also the

local connection criteria of who can live in the properties. This will ensure that they remain as affordable housing with priority for local residents in perpetuity.

What's next?

If you think this project would benefit your community, please contact Rachael Jones for further information. A meeting will then be arranged within the community to assess the level of support and where possible establish the working group.

For further information please contact:

Christine Vicary – Community Led Housing Facilitator on 01507 613164 or email christine.vicary@e-lindsey.gov.uk