

Community Housing Fund Hub Proposal

The North & East Yorkshire Community Led Housing ‘Hub’ – Shared knowledge base and expertise across the area

Funding approx. £186,000 (C. 3% of 16/17 LA allocations via the Community Housing Fund) for 2 years = £93,000 p.a.

The Hub will work alongside key stakeholders including:

<ul style="list-style-type: none"> • The Housing Board and CHOG • The LEP and DoDs • The HCA and DCLG • Local Authorities • RHE Network • The Community Housing ‘sector’ – Locality, CLT Network, HACT etc • Housing Associations 	<ul style="list-style-type: none"> • Self Builders • SMEs and FMB • Existing and emerging Community Led Housing groups • Country Land and Business Association • Parish and Town Councils and other locally constituted bodies • Rural Action Yorkshire
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It will provide support and enabling services including:

Supporting

- Advise Local Authorities on the development of common approaches/criteria for allocating the Community Housing fund and the governance needed
- General Community Led Housing awareness raising –advice to groups and communities and other organisations who may consider this route – sub regional events, website, marketing materials
- Support and advice to Housing Associations, small and medium developers, landowners etc. on how they might be involved
- Support and advice to Local Authorities in developing housing and planning policies to enable community led housing (information sharing, case studies, capacity, consultancy)
- Maintain a library of marketing information and guidance on the Community Housing Fund and other funding sources/fund raising and how they can be used
- Organise site visits to other projects or events to link YNYER communities with skills and advice
- Understand emerging community led housing policy and case studies/practice in other areas to inform local groups’ development

Enabling

- Manage and maintain a panel/list of and relationships with suitable consultants, professionals, small and medium builders, estates and housing associations able to work with communities across the area – design, planning, development, legal, governance finance etc.

- Procure such services on behalf of Local Authorities/Communities in an efficient manner
- Maintain a list of and relationships with funders and lenders, including the HCA
- Maintain lists of 'key contacts' for communities for each Local Authority – planning, housing, highways, assets etc.
- Create, explore and support new community led housing opportunities through reviewing
 - planning permissions
 - land ownership and availability (public and private)
 - SHLAA reports
 - brownfield registers
 - empty properties
 - self and custom build registers
- Compiling appropriate funding bids as opportunities arise
- Developing allocation policies and approaches to be used by community groups

Local Authority – Scheme specific advice, funding and support to Community Led Housing Schemes:

Revenue (from LA or other sources)

- Gathering local support and evidence - Housing needs surveys (use RHE standard methodology), community consultation, local housing market intelligence
- Identifying and assessing potential sites and opportunities, costs and values
- Developing the initial proposal and understanding legal models (community land trust, co-housing etc.)
- Advice on appropriate community led housing models
- Matching groups with sites (from work of the Hub or other opportunities)
- Advice on early project planning/management and business plan development
- Help with applications for other sources of funding and support
- Pre application advice and planning fees and consultants
- Legal/governance advice
- Planning and highways authority consultation
- Design and architectural advice
- Funding and finance
- Housing management and maintenance

Capital

- Land or property option/acquisition
- Site viability or infrastructure/enabling works
- Other Subsidy

Some of these skills can and would be provided in-house by the LA, either through existing staff resources or funding to increase resources/capacity. Others would be procured via the panel of consultants managed by the Hub (procurement either through the Hub or by the LA)

Sources

<http://lclt.co.uk/what-we-do/>

<http://wessexca.co.uk/>

<http://www.hact.org.uk/toolbox-community-led-housing>