

## Affordable housing

Wiltshire Council is committed to addressing all housing needs, including affordable needs in rural areas. Parishes are encouraged to undertake a housing needs survey to understand the need for housing in their areas.

People are encouraged to get on the housing registers to formalise their needs. This provides evidence to underpin the need for any community led housing development.

If a household has an income of less than £80,000 per annum they could qualify for affordable housing, e.g. shared ownership or discount market sale.

## Useful links

<http://www.wiltshire.gov.uk/housing-community-fund>

<http://www.communityfirst.org.uk/project/wiltshire-community-led-housing/>

<http://wiltshirecommunitylandtrust.org.uk/>

## Further information

For further information please contact the Community Led Housing team on:

**07423 624816**  
**communityledhousing@wiltshire.gov.uk**

**You can contact Wiltshire Council in the following ways:**

**Telephone:** 0300 456 0100

**Web:** [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

Information about Wiltshire Council services can be made available on request in other languages including BSL and formats such as large print and audio.

Please contact the council by telephone **0300 456 0100** or email **customerservices@wiltshire.gov.uk**

# Community led housing

## Empowering communities to meet their housing needs



## Community led housing

Community led housing is driven by the community; it is about people within the community being empowered to come together as a group to play a key part in the development of new homes in their area which benefit their local community.

The community led housing project in Wiltshire is here to enable and support community groups with their ambitions. The community's ambitions may be to help people remain within their area, create more affordable housing, help first time buyers, and help downsizers to free up their under occupied home. Community led housing can help deliver the community's needs.

The core principles of community led housing are:

- The community must have meaningful involvement in key decisions throughout the process.
- The community, in a manner of their choosing, shall own, manage or steward the homes.
- The community benefit must be clearly defined and legally protected in perpetuity.

Community led housing can be delivered in a number of ways, often utilising partnership arrangements. We can help to facilitate partnership working. Current partners include

housing associations working with community groups. Each community will need to consider what approach or approaches best suit their circumstances. The main approaches include;

1. Community land trusts (CLTs)
2. Housing co-operatives
3. Co-housing
4. Self-build and custom build
5. Tenant management

The community led housing team are available to give assistance to community groups wishing to bring forward community led housing through providing advice and access to funding.

## Rural housing needs

Wiltshire Council is committed to addressing rural housing needs. Parishes are encouraged to undertake rural housing needs surveys to understand the need for housing in their areas.

Community led housing assists in the delivery of all types of housing, be they open market, shared ownership or affordable units for rent.

## How we can help

The community led housing team have been put together to support communities to deliver housing in their communities. It is a partnership governed by Wiltshire Council, Community First and Wiltshire Community Land Trust.

There are many ways in which the team can help including;

- Explain what community led housing is and how it may help to meet your community's needs, such as delivering affordable homes.
- Help you to define your vision and objectives.
- Guide your group as you establish and move towards becoming a legal and recognized body.
- Provide access to start-up funding of up to £10,000 to establish your group.
- Put you in contact with similar community groups across the country to share experiences and best practice.
- Advise you on building an evidence base, such as carrying out housing needs surveys and promotion of the housing registers.
- Help you to build up your profile with broad and diverse community support.
- Share examples of documentation that might be needed to help run your group and deliver a scheme.
- Sign post to sources of more detailed and technical help when this is needed.
- Provide advice on project planning.
- Advice on identifying suitable sites, including guidance from the planning team at Wiltshire Council.
- Help you to identify funding sources including grants available through the community led housing programme and Homes England.
- Help you to build up partnerships that facilitate your aims becoming a reality, including Wiltshire Council and housing associations.
- Advise on governing the project and its long-term management.