



Ministry of Housing,
Communities &
Local Government

Community-led housing – national policy agenda



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A more diverse housing market



- Current operation of housing market constrains supply of new homes and limits choice

- We need different players, different models, different products and different ways of building
- Broad programme to diversify the housing market, includes: £4.5bn Home Building Fund, SME builders, custom and self build, build to rent, modern methods of construction.





Why community-led housing?

“The community-led approach to house building galvanises local support and is driven by the commitment and energy of the very individuals and communities that it will benefit. This local support means that this sector is able to deliver locally affordable new homes in places and on sites where commercial speculative house builders cannot. As a result of the close engagement and creativity of local people, the community-led model typically delivers high design quality, high standards of construction and energy efficiency, and uses progressive, innovative building techniques. It supports the smaller house building companies and helps sustain the local economy by providing homes that are affordable at local incomes. For all of these reasons, the Government wishes to see the community-led house building sector grow.”

Rt Hon James Brokenshire MP

Foreword to the Community Housing Fund Prospectus 2018



Community Housing Fund

Objectives:

- increase housing supply in England by increasing the number of additional homes delivered by the community-led housing sector;
- provide housing that is affordable at local income levels and remains so in perpetuity; and
- deliver a lasting legacy for the community-led housing sector in the form of an effective and financially self-sustaining body of expertise within the house building industry in England.

GLA programme

- Funding to deliver community-led housing in London

Homes England programme

- Revenue funding for pre-development costs
- Capital for infrastructure
- Capital for homes

Direct grants

- E.g. advisory infrastructure



What next?

- Spending the money!
 - Maximising the number of bids in to the fund
 - Launching the capital element of Homes England Fund, the GLA Fund and making direct grants
- Monitoring the Fund's impact – number and type of homes, type of land used, legacy.
- Beyond 2020 and exploring wider interventions

