

EMMAUS
COVENTRY & WARWICKSHIRE

COMMUNITY LED HOUSING

DEFINITION OF COMMUNITY

- We are a residential supported accommodation charity with a difference
- Residents can stay as long as they wish
- Common denominator is that they were all previously homeless
- Reasons for homelessness could be addiction, family breakdown, mental health issues, losing their home for a variety of reasons
- Common denominator is that if residents wish to leave and be more independent they wish to stay in Coventry
- Some funders do not accept this model for 'community led housing'

WHAT IS OUR MOTIVATION

- We wish to help and support more people
- We are a 'community' of 17 residents currently and wish to expand
- We occasionally have 1 vacancy but this fills quickly
- In the future we wish to provide 'move on housing' within the Emmaus family
- STEP 1: We identified the need/demand
- We see CLH as a way to achieve our aims

HOW AND WHERE

- Our ideas have been around for a couple of years
- Important NOTE: We are undertaking this work alongside running our charity, as yet no extra staffing, so progress has been slow
- Previously we have expanded and run an additional HMO in the centre of Coventry and a 3 bedroomed house.

STEP 2: Location

- Evaluation was undertaken on both of these models and the conclusion was that expansion should be near to our main residential house at The Old Vicarage, Brinklow Road.
- Luckily we have an orchard and walled garden at the side of the house so we have space to build

CAN WE BUILD

- Over the years and before my time Emmaus have been seeking permission to build/expand on our site and the answer was always no
- We are a Grade 2 listed building
- STEP 3: ask the Council if we could or couldn't build on site
- Preliminary planning statement, preliminary Ecology assessment and outline heritage statement were submitted and we received a positive response with conditions
- STEP 4: how will a new build impact on our existing building
- Currently undertaking a conditions survey, repairs and maintenance on our existing building, we will then look at shared services for any new build

THINK BIG, THINK REALISTIC, PLAN

- Not really step 5.....
- Now the ideas come flooding in, brick built building, PODS, shared space, 6,10,15 rooms, re-configure the Old Vicarage.....
- STOP
- Jumping too far ahead we need to plan.....

FUNDING AND SUPPORT

- We applied for funding and were unsuccessful however the positive outcome was that we were put in touch with wMUCH
- We were offered a half day health check session with a consultant to help us identify what support we may need from wMuch to help us develop our project.
- STEP 5: Ask the experts
- I had a very empowering, interesting, thought provoking meeting with our consultant
- Result – an action plan

PLANNING

Main issue identified in our action plan

- 1. Project Manager - We need an additional person to drive this forward who has the correct skills.
- 2. Skills Assessment – What skills do we have on the planning group, what are we missing and how do we fill the gap. What professionals do we need and what are their job roles.
- 3. Sequencing – What order do we undertake this project, who do we engage at what point.
- 4. Governance - Establishing roles and responsibilities for internal team members and identifying and appointing external consultants. How do we involve stakeholders especially our current residents in all decision making and how does this group fit into the overall Governance structure being such a large project.

STEPS

- STEP 1: Identify the need
- STEP 2: Identify the location
- STEP 3: Seek support from the planning department
- STEP 4: Look at impact on existing services/buildings
- STEP 5: Ask the experts

WE CANNOT DO IT ALONE

- 1. We may be experts at running our services (homeless provision) but we are NOT surveyors or builders, engage the experts as soon as you can
- 2. We need a guiding hand to help us manage the experts, engage with wMUCH as early as possible
- 3. Funding for stage 1 – the cost to prepare submissions for planning consent are considerable and you may get a NO or more work needed. Be realistic about the initial outlay.
- 4. PLAN, PLAN, PLAN – individuals will have different ideas, you need to have a robust, realistic plan to refer back to
- 5. GOVERNANCE – this will probably be the largest project you have developed, make sure all decisions, financial and non financial are embedded in good governance