

Exploring Community Led Housing in Coventry

Moat House Community Trust
CLH Journey

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Background MHCT

- Place based charity run by & for WEHM community
- Successor to New Deal for Communities (2001- 2011)
- Asset transfers
 - 1 house let, in poor state repair
 - Business Centre start-up units – liability as empty (crash 2008)
 - 1.4 acres freehold land
 - Initially small funding income
 - Café & community centre
- Current assets £3m, land not yet valued
- Team of 4 FTE

Strategy

- Here for the long term
- Sustainable through financial independence; not grants
- Income generated through enterprise
- Acid test: revenue & social return on investment
- Build an asset base

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MHCT CLH Journey

Locality

- Joined CLH Network
- Listened to experts & peers
- Built confidence, knowledge & contacts

Development Land – c 23 x 2, 3 & 4 bed homes for affordable rent

- Progressed land transfer
- Covenants
- Grants
- Planning

Building Property Portfolio

- 2010 Empty Homes grant to purchase, re-furbish 1 x property
- Refurbished original property (1)
- 2 x new homes purchased
- 3 further homes purchased
- 1 x purchased at auction
- 1 recently purchased & being refurbished

All 3 bed; in WEHM; refurbished where necessary; let at affordable rent to local families



MHCT CLH Challenges

- Inexperience
- Working in a vacuum
- Trailblazing
- Time & resources
- Bureaucracy
- Support in principle
- Under-estimated/patronised
- Blocks & delays

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MHCT CLH Learning

- Networking, listening, peer knowledge
- Start small & grow at own pace
- Explore all funding opportunities
- Engage 'nice' professionals – architect, legal, finance
- Patience, determination & self belief
- Eye on the prize

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Discussion Points

- **CLH Policy & Commitment to Progress**
- **Identify Opportunities**
- **Community Consortium**
- **Public/Community Partnership**
- **A different way to fund essential community activity**
- **Exemplars**

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