

Agenda

Time	What	Who
2.00	Welcome & housekeeping	Abi Ryan <i>Development Manager, West Midlands Urban Community Homes</i>
2.05	Introductions	All
2.10	Scene Setting	Austin Rodriguez <i>Head of Stronger Communities (Housing & Communities), Solihull MBC</i>
2.15	Introduction to community led housing	Abi Ryan
2.25	Stourbridge Community Land Trust's PowerHaus project	Eddy Morton <i>Director, Stourbridge Community Development Trust</i>
2.35	Local context and opportunities for CLH in Solihull	Mark Collyer <i>Policy and Engagement, Solihull MBC</i>
2.45	Q&A	All
3.00	Discussion	All, facilitated by Abi
3.30	Meeting close	



West
Midlands Urban
Community Homes

Inspiring a new wave of community led
housing in the West Midlands



Introduction to community led housing

- 1 What community led housing is
- 2 The benefits
- 3 Key ingredients

What is community led housing?

- 1 Open and meaningful community participation and consent takes place throughout the development process.
- 2 The community group or organisation owns, manages or stewards the homes in whichever way they decide to.
- 3 The housing development is of true benefit for the local community, a specific group of people (an intentional community), or both. These benefits are clearly defined and legally protected in perpetuity.

Where does it all start?

1

Through grassroots activism

2

Existing community organisations

3

Initiated by a developer

What is community led housing?



West
Midlands Urban
Community Homes

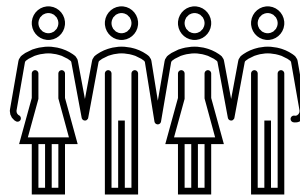
Why get involved?

Housing – doing more, differently



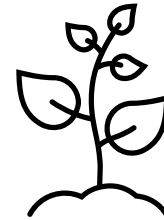
- ▶ Protect affordability for future generations
- ▶ Space, design & amenities to meet community need

Vibrant, resilient communities



- ▶ Communal spaces to eat, socialise & share amenities
- ▶ Bring people together to make decisions & create connections

Sustainable local economies

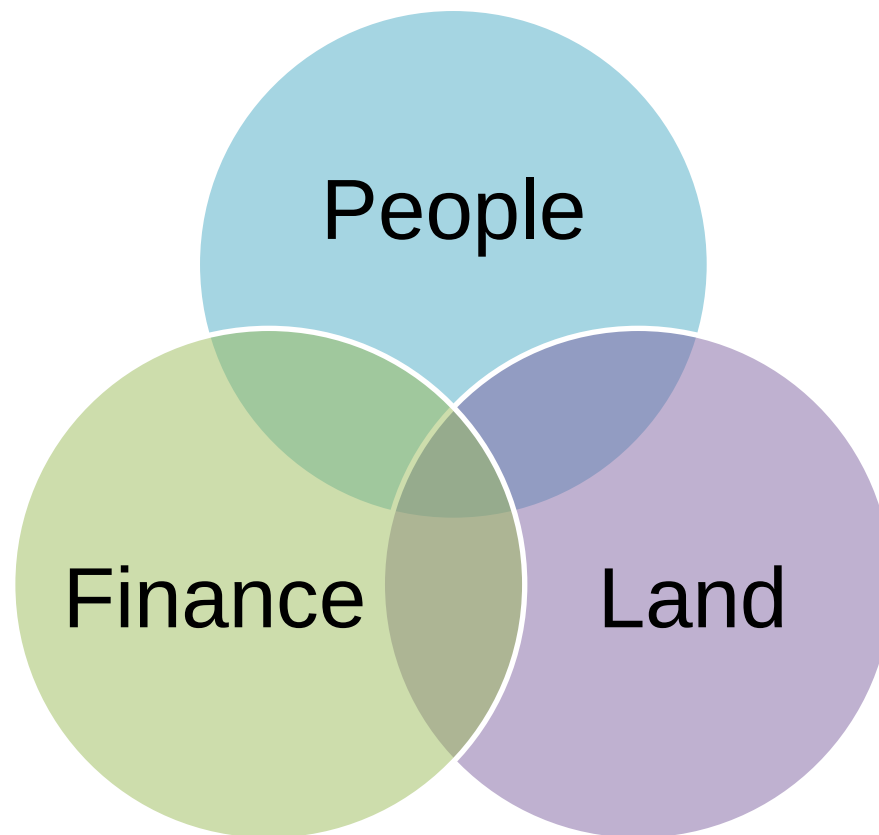


- ▶ Support to live locally so shops, businesses & schools thrive
- ▶ Design to tackle the climate emergency & fuel poverty
- ▶ Local skills, jobs & supply chains

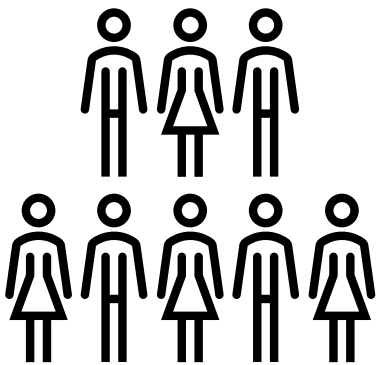


West Midlands Urban Community Homes

Three key ingredients



People



- ▶ Community engagement, ideas and activism
- ▶ Advice and professional services
- ▶ Strategic commitment, policy alignment and support from partners such as local and combined authorities
- ▶ Development partners such as local authorities, housing associations and private developers

Stirchley Co-operative Development, Birmingham



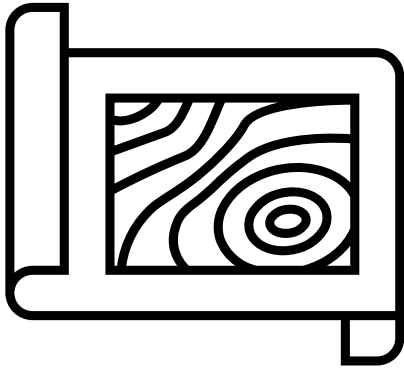
Source: [Stirchley Co-operative Development – Affordable housing and a new home for local businesses on Stirchley High Street](#)

Marshfield, South Gloucestershire



Source: [Marshfield community-led housing scheme gets green light to build - United Communities](#)

Land

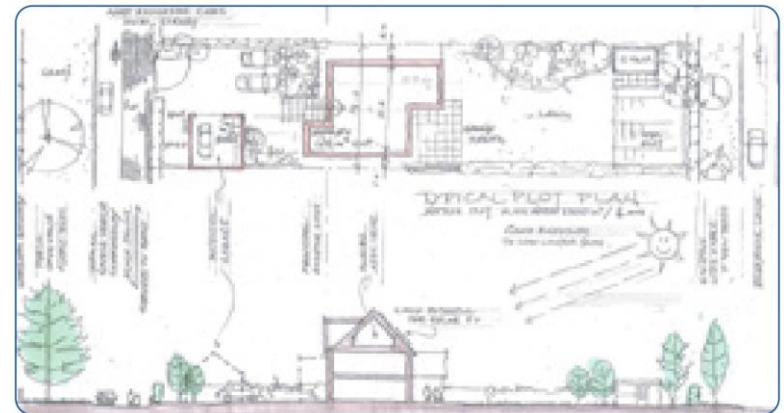


- ▶ Access to land (green or brownfield)
- ▶ Incorporating CLH into new developments & regeneration schemes
- ▶ Empty homes
- ▶ Ethical disposals
- ▶ Repurposing other existing buildings

Canopy, Leeds



Petersfield Community Land Trust, Hampshire



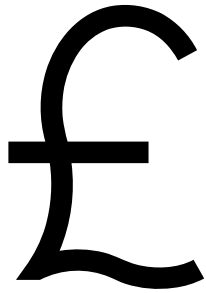
Case study source: [Petersfield CLT – Facilitating a self build development – CCH Confederation of Co-operative Housing](#)

Bunker Housing Co-op, Brighton



Case study source: [CCH Bunker Housing Co-operative](#), [Bunker Housing Co-op starts work on its first houses | Brighton & Hove Community Land Trust \(bhclt.org.uk\)](#)

Finance



- ▶ Pre-development revenue funding to plan and progress projects
- ▶ Access to capital grant funding for building or refurbishment e.g. Homes England Affordable Homes Programme
- ▶ Access to capital grant funding for remediation & infrastructure e.g. WMCA Brownfield Fund
- ▶ Access to capital finance for building or refurbishment e.g. Public Works Loan Board lending



Thank you

E: hello@wmuch.org.uk

W: www.wmuch.org.uk



West
Midlands Urban
Community Homes

Discussion

- Why are you interested in CLH?
- What are your ideas for CLH?
- What needs can CLH in Solihull help to meet?
- What opportunities for CLH can you see in Solihull?
- What support do you need to help make it happen?
- What resources can you bring?
- What are some of the challenges?