

A Resident Led Approach to Making Homes

Why is it a good idea?

What needs to happen to make it easier?

John Kinsley

John Kinsley Architects

Money | Property

House prices | Buying and selling | Abroad | Retirement | West Country | Luxury | L

FTSE 100 ▼ 7431.39 -0.08%	FTSE 250 ▲ 19755.51 +0.22%	GBP/USD ▲ \$1.3099 +0.20%	GBP/EUR ▲ €1.1577 +0.05%	BRENT OIL ▼ \$71.38 -0.17%
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🏠 Money › Property › UK

'Our new Bovis home is falling apart and our warranty is worthless'



Save 112



Johanna Leonard's badly-built Bovis home in Devon

'Housebuilders con the public into buying hugely overpriced rubbish, the architectural equivalent of the turkey twizzler'
Alain de Botton

"If you want good homes they need to be developed by the people who will live in them"

John F C Turner 1973!

"the only people who will always build the best, most sustainable, most healthy, most affordable homes they can are the people who are going to live in them and pay the heating bills: us."

Alistair Parvin Housing Without Debt

freedom to build

edited by

JOHN F.C. TURNER & ROBERT FICHTER

From their worldwide experience the authors show that where dwellers are in control, their homes are better and cheaper than those built through government programs or large corporations

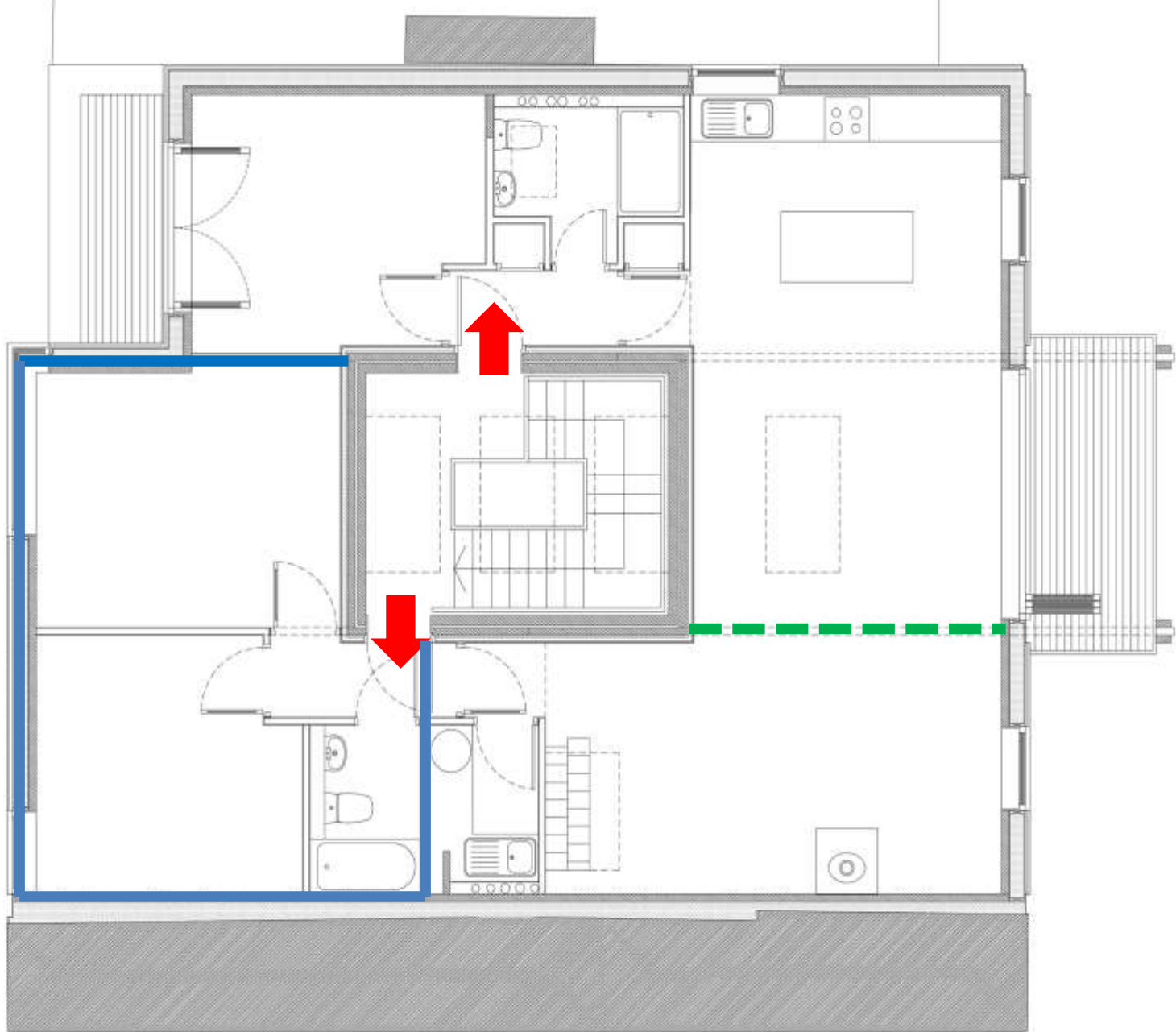
Why is it a good idea?



bespoke



space and light



flexibility

A close-up, low-angle shot of a person's feet. They are wearing grey and white patterned socks and blue slippers. The feet are positioned in front of a fireplace, with a bright, glowing fire burning in the background. The fire is out of focus, creating a warm, bokeh effect. The overall scene is cozy and inviting.

Zero Fossil Fuels

Extremely well insulated, airtight, MVHR

No central heating

Electric cooking and water heating

Commitment to source energy from 100% renewables

sustainability

114 tonnes CO2 sequestered in frame

Replaces steel frame, concrete floor slabs, blockwork walls, plaster finishes and fireproofing to steelwork – approx. 2 months reduction in preliminaries

Accurate

Healthy



innovation



Sweat equity



neighbourhood investment



love and care

£250k

borrowing costs

3.5%

25 years

£1252/month

Developer Model

Owner Occupier



£185k

borrowing costs

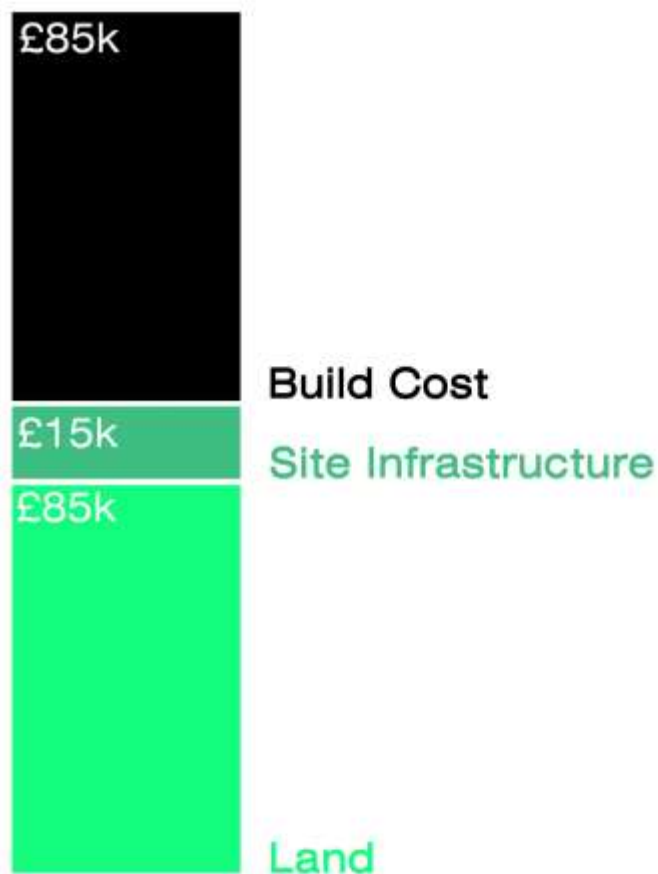
3.5%

25 years

£926/month

CCB Model

Owner Occupier



£100k

borrowing costs

3.5%

25 years

£501/month



Build Cost

Site Infrastructure

CCB Model

Cooperative/Rental Model on LA land

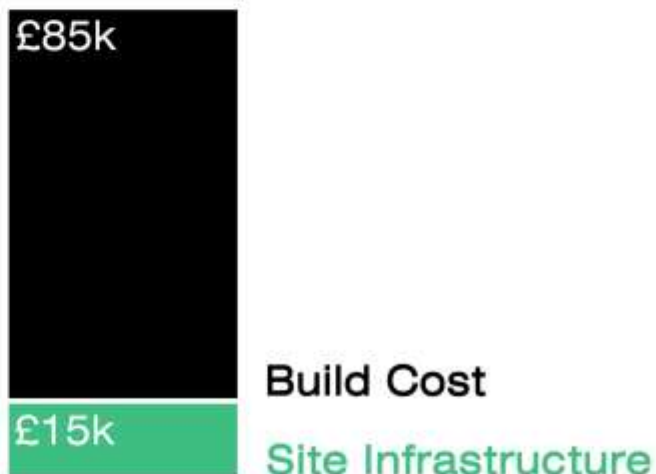
£100k

borrowing costs

3.5%

40 years

£388/month



CCB Model

Cooperative/Rental Model on LA land, extended borrowing period

What needs to happen to make it easier?

Community-Led Housing: a Key Role for Local Authorities



Co-operative Councils
Innovation Network



Executive summary

This report sets out how and why local authorities should encourage and enable community-led housing. It is based on submissions to the Housing Commission by 47 local authorities and evidence given at events held in Rochdale and London. It gives practical examples of local authority support for community-led housing (CLH) and sources of further guidance and information.

What is Community-Led Housing?

Community led housing (CLH) involves local people in playing a leading and lasting role in solving housing problems, creating genuinely affordable homes and strong communities. It can involve building new homes, returning empty homes to use and managing existing homes. Approaches include housing co-ops, community land trusts (CLTs), tenant management organisations (TMOs), cohousing, community self-build schemes and self-help housing groups that renew empty homes. There can be overlaps between these different approaches. Typically, the community is integrally involved in key decisions even if they did not initiate or build the scheme; the community has a long term formal role in ownership, management or stewardship of the homes; and benefits to the local area/specified community are defined and protected. A CLH scheme may involve a democratic member organisation with some level of control over the housing.

CLH groups become involved in three ways:

1. A grass roots group forms in response to local need or to deliver their own homes
2. Existing community organisations get involved in housing for the first time or add to their existing housing stock
3. A developer, such as a local authority or housing association, leads a partnership to provide housing that incorporates a CLH element.

Why local authorities support CLH

Local authorities' responses to the Commission set out the main areas in which CLH can help authorities to deliver their strategic priorities.

1. Improving housing supply and providing permanently affordable housing

- Diversifying the local housebuilding market, unlocking small sites not attractive to mainstream developers.
- Providing permanently affordable housing for local people, helping to reduce opposition to development (CLTs and co-ops are not subject to the Right to Buy)
- Increasing choice by producing a range of housing options for people on the housing register and for people priced out of home ownership.

2. Supporting regeneration and returning empty homes to use

- Mobilising support for regeneration
- Increasing the commitment to and confidence in deprived neighbourhoods
- Providing skills, training and jobs for care leavers, homeless and unemployed people.

3. Empowering communities so they come self-sufficient, cohesive, resilient and sustainable

- Promoting community cohesion and helping to reduce anti-social behaviour
- Providing housing options that enable people to remain in the local area and ensure schools, services and amenities remain viable
- Assisting local employers to recruit and retain their workforce
- Skilling up CLH group members in building, property refurbishment and management.



Bath Street, Portobello
Owner Occupier
4 no. flats
completed summer 2017



Academy Street, Leith
Owner Occupier
4 no. flats
In Planning



Gilmerton Road, Gilmerton
Owner Occupier
3 no. houses
Feasibility Stage

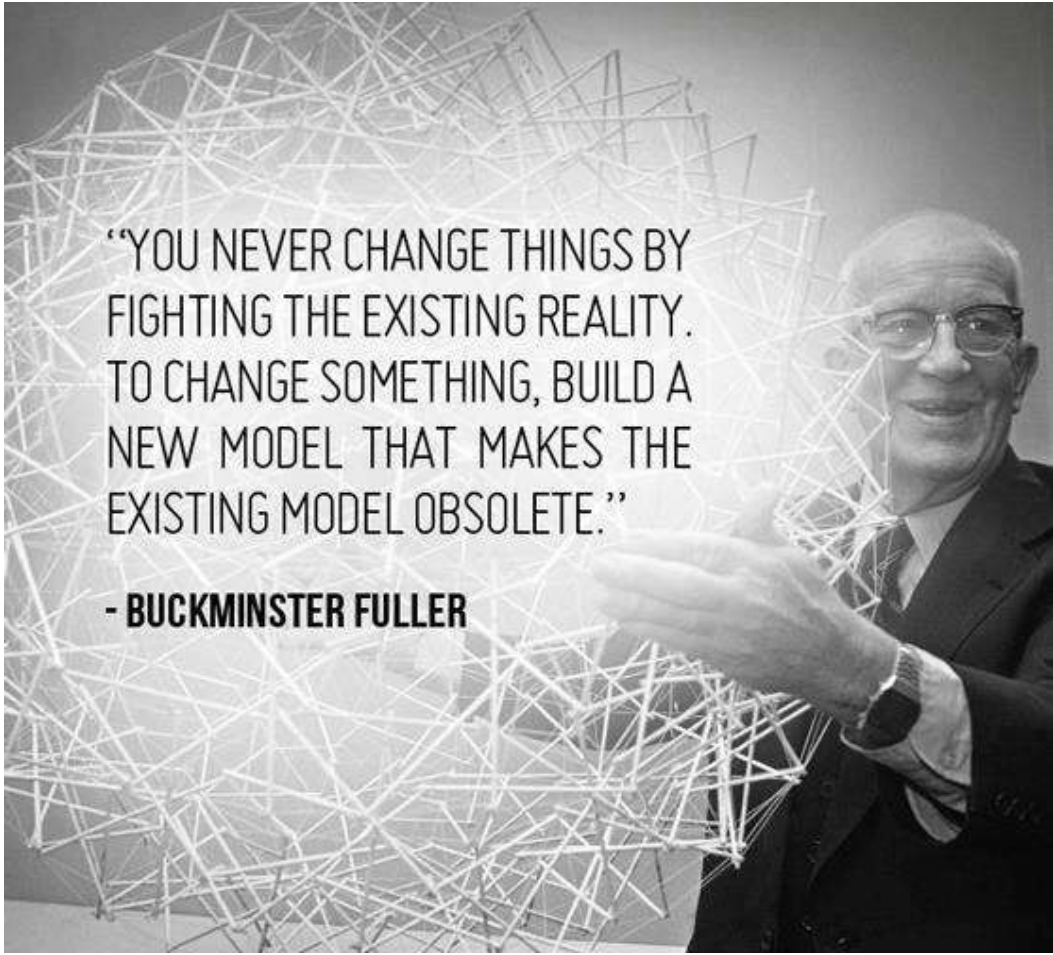


Gloucester Road, Bristol
Affordable for Rent
Feasibility Stage for local
community charity



Drylaw, Edinburgh
Affordable for Rent
5 no. flats
Feasibility Stage

work in progress

A black and white photograph of Buckminster Fuller, an elderly man with glasses, wearing a dark suit and tie. He is smiling and holding a large, complex geodesic dome structure made of thin rods. The dome is the central focus of the image, with its intricate network of lines creating a spherical shape. The background is a plain, light-colored wall.

“YOU NEVER CHANGE THINGS BY
FIGHTING THE EXISTING REALITY.
TO CHANGE SOMETHING, BUILD A
NEW MODEL THAT MAKES THE
EXISTING MODEL OBSOLETE.”

- BUCKMINSTER FULLER