

Is there a shortage of high-quality affordable housing in your community?

Do you want to help ensure everyone has access to safe and affordable homes?

Are you in search of housing that supports health, well-being and community?



Your involvement can help create much-needed homes in your community.

What is community-led housing?

Community-led housing (CLH) projects are typically small-scale developments driven by communities. Throughout the development process local people play a prominent role, creating a stable source of long-term affordable homes, which in turn supports future generations.

CLH projects aim to address specific housing needs within a community, focussing on current residents and people who have existing family or employment connections to the community. These projects can help to ensure that more local people have access to high-quality affordable housing, a key driver of healthier and more secure lives.

With external support, local people can identify the types of housing that are needed for different groups in the community.



By identifying which members of the community are not being served by the current housing market, local people can undertake a project to address needs, ensuring everyone can find a home that supports their wellbeing in their hometown or village.

What's next?

There are many routes for making community-led housing a reality. You can get started by talking to members of your community to see whether they would be interested in working on a project to benefit the community.

The councils and Community Action Suffolk can help you understand different ways forward, including understanding where development could take place.

A local housing needs survey is an excellent way of identifying community needs and priorities. The councils work with Community Action Suffolk who can create and distribute these surveys, analysing data and writing reports to help local people get their projects started.

The results of the survey will help enable the project group to identify the right type of housing project for your community. It might be:

- **working in partnership with an established landlord, such as a housing association, private landowner or developer to develop affordable homes.**
- **setting up housing co-operative or bringing forward a self-build scheme.**
- **establishing a community land trust (CLT) for long-term ownership of housing stock for the community.**



Communities in Babergh and Mid Suffolk have successfully used CLTs and rural exception sites as different means of delivering or owning CLH.

What is a community land trust?

A CLT is a legally constituted community-led organisation that develops and owns affordable homes, or other assets. Trusts are run by members of the community, who want to make a difference and provide homes in their local community, for current and future generations.

Any income generated by a CLT is put back into the community by developing or acquiring further housing or other assets. This ensures that these homes are genuinely affordable, not just for now but for every future occupier, putting control of assets into the hands of local people. CLTs usually work with a housing association to manage the homes.



What is a rural exception site?

A rural exception site is a small site used for affordable housing in perpetuity where planning permission for housing would not normally be permitted. Planning permission on these sites may be granted when a local housing need is identified.

Rural exception sites need to be well connected to existing development and local key services but are generally located on or outside of villages or built-up areas.

Affordable housing on these sites must remain affordable in perpetuity, with planning restrictions put in place to prevent the loss of these homes to the open market.

The councils work with community groups, parish councils, housing associations ('registered providers'), Community Action Suffolk, and other relevant organisations to support community housing projects.

If you are interested in community-led housing, or finding out more, please get in touch.

Officers from the council are available to assist by:

- connecting community groups with development partners, usually housing associations (registered providers) who can also manage affordable homes.
- helping to identify local housing needs by funding local housing need surveys¹
- signposting external funding sources, such as the councils' Community Housing Fund
- supporting the identification of potential land for development

Email: Strategic.Housing@baberghmidsuffolk.gov.uk

Write to: Endeavour House, 8 Russell Road, Ipswich, IP1 2BX

Other resources

What is Community-Led Housing?

[What is community led housing? | Community Led Homes](#)

What is a Community Land Trust?

[What is a community land trust? | Community Led Homes](#)

Community Land Trust Network

[Community Land Trust Network | Homepage](#)

Rural Exception Sites

[4.4 | Community Led Homes](#)

Rural Housing

[Rural Housing - Community Action Suffolk](#)

UK Cohousing

[Home - UK Cohousing Network](#)

¹.Subject to the availability of funding and other criteria