



**Building Liverpool City Region's
Community Led Housing Movement**

**A not-for-profit independent hub for
community-led housing support in the
Liverpool City Region.**

**Our partnership offer to Housing
Associations in the Liverpool City Region.**



**power to
change**

**business in
community
hands**



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BACKGROUND AND CONTEXT

Many of us are familiar with the rich and vibrant history of community-led housing in our region, from the co-operative housing revolution in the 70's and 80's through to recent initiatives which have seen community land trusts emerge as vehicles for neighbourhood change. Much of this work has occurred through grass roots struggle, rather than strategic enabling support, with communities having to search to seek advice and guidance to deliver their housing projects.

Community led housing, in our region, is about more than just homes. Through ambition and vision, these projects work to ensure that investment in bricks and mortar has just as much impact on the social fabric of a place and the way people and communities live and grow. The impacts of this include:



PEOPLE empowered, engaged, connected and resilient – all of which impact on overall health and well-being and support sustainable and inclusive neighbourhoods.



ENVIRONMENT creating environmentally sustainable and energy efficient homes and bringing innovation to the environmental challenge that our housing context poses.



ECONOMY revitalising local economies through community wealth building approaches which support small, innovative community businesses to thrive and reinvest locally.



HOMES increasing the number of genuinely affordable, and place relevant, homes within our neighbourhoods.

The government is supportive of community led housing and over the past five years has introduced planning guidance and funding (capital and revenue) to encourage the growth of trailblazing community led housing projects across the country. Community led housing is now seen as an important part of the Housing infrastructure in the UK as we aim to build back better in a post-Covid world.



In response to the current context, Breaking Ground has been established as a lean, not-for-profit Hub for the Liverpool City Region, managed by a steering group of 12 community led housing projects. It sits within Safe Regeneration, a community led charity based in Bootle, which acts as the accountable body for the Hub.

Examples from elsewhere show that the presence of a Hub increases the number of community led housing initiatives in an area and we believe that, with our rich history, the Liverpool City Region should become an exemplar of community led housing in the UK.

What Breaking Ground aims to do across our region:

- raise awareness and promote the range of community led housing models within our communities.
- build a pool of accredited Community Led Housing Advisers trained to work collaboratively with groups at all stages of a projects journey.
- actively increase the number and range of community led housing groups developing and delivering projects.
- develop the market for community led housing schemes by identifying land and partnership opportunities to stimulate new projects.
- promote high environmental sustainability standards within community led housing schemes.
- encourage strategic policies and procedures to be put in place to support community led housing ventures.
- connect the region into national networks to draw on expertise, funding and support.

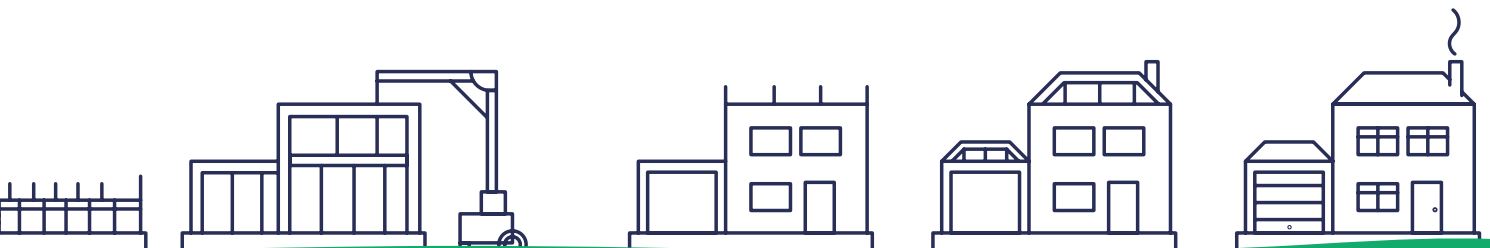


BUILDING LIVERPOOL CITY REGION'S COMMUNITY LED HOUSING MOVEMENT.

Breaking Ground has been funded by the Community Led Homes partnership through MHCLG and Power to Change for year 1 (2020/21) with further core funding for years 2 & 3 (2021-2023) earmarked from Power to Change, as one of 5 regional Hubs nationally they have committed to support; Bristol, Leeds, Tees Valley and Birmingham being the others.

We have produced a flexible business plan that sets out our ambitions for years two and three and how the hub will look to become self-financing into years 4 and 5. But it will take time. This is why we need your partnership support to help us achieve our ambition to increase awareness of community led housing and deliver more affordable homes built with the active engagement of local people.

The Partnership Offer set out in this document is open to all Housing Associations with a vested interest in the Liverpool City Region, to enable you to become a formal partner with Breaking Ground. Breaking Ground wants your support on delivering our objectives, which we believe fit with the origins and ethos of Housing Associations operating in our region.



WHAT IS COMMUNITY LED HOUSING?

Breaking Ground has defined Community Led Housing as projects where the following three characteristics are in place:

- 1.** Open and meaningful community participation and consent takes place throughout the 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 should also be legally protected in perpetuity.

Breaking Ground has also asserted that a thriving Community Led Housing sector for the Liverpool City Region will be one which recognises that:

- Community led means community ownership through self-organised member-driven groups. 'Community-led' means that those who benefit, also have collective control and leadership over their initiatives.
- Communities are not only organised around neighbourhoods or local geographical areas, but also as communities with common interests based on social, cultural, generational, experiential and other combinations of forms of identification.
- Community-led housing refers to genuinely affordable housing, based on incomes and social value rather than market rates.

MODELS OF COMMUNITY LED HOUSING

- Co-operatives, 'Mutual' and Tenant Management bodies
- Community Land Trusts & Development Trusts
- Co-housing schemes
- Self-build and Custom-build housing
- Self-help housing and empty dwellings

#destinationbootle

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Homebaked CLT, Anfield

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WHY HOUSING ASSOCIATIONS & COMMUNITY LED HOUSING (CLH) SCHEMES CAN WORK WELL TOGETHER?

A recent publication produced by the national Community Led Homes partnership outlined key ways that Housing Associations and CLH projects can collaborate well together, with case studies to illustrate.

WHY DO CLH GROUPS PARTNER WITH HOUSING ASSOCIATIONS?

- Housing associations have significant development and management expertise.
- Housing associations have access to affordable finance, including grant money and loans with more competitive rates than a CLH organisation can access. Because housing associations have significant assets (homes) on their books, they are considered less risky borrowers and can access loans at lower interest rates.
- Housing associations can share or shoulder the financial risk of housing development because they have other assets in their portfolios.
- Housing associations bring significant, valuable project management experience.
- Housing associations are already Registered Providers, which is a requirement for accessing some capital grant money to provide affordable rent and low-cost homeownership homes. CLH groups can apply to become Registered Providers themselves, but the process can take time and may not be something the CLH group is interested in doing.
- Housing associations have existing relationships with other important partners, including housing benefits officers, social service providers, etc.
- Housing associations can help train and build capacity within CLH organisations.
- CLH organisations may not want to have to collect rent from their own members or manage lettings within their own community; they may decide it's easier to outsource some or all.

WHY DO HOUSING ASSOCIATIONS PARTNER WITH CLH GROUPS?

- Partnering with a CLH group may help meet a housing association's ethical commitments and purpose.
- CLH groups may be able to access land and empty buildings that would not be made available to a housing association; for example, local landowners who prefer to give their land to a local CLH organisation.
- CLH groups can access grant funding reserved for CLH schemes.
- CLH groups can help with community engagement and win necessary community support for schemes, including overcoming NIMBYISM.
- CLH groups may be able to measure and understand the housing needs of the local community better than a housing association that is based elsewhere.
- The CLH group can play a critical role in ensuring permanent affordability of ownership homes by enforcing covenants that restrict resale prices.

- Working together, housing associations and CLH groups can provide evidence and insights that can help planning officers gain an understanding of what the partnership is seeking to achieve; the partnership can then work with planning officers to design a viable scheme ready for submission as a planning application.
- The CLH group can sometimes accomplish planning permission more easily than a housing association, and in some cases have persuaded planning committees to grant permission against officer advice.
- Good publicity for the housing association and valuable networking for housing association staff with local community and local and national government.
- Housing association staff may get personal job satisfaction working in partnership with community groups.
- Engenders good will with housing associations' other tenants.
- A way for a housing association to develop rural exception sites with strong community support and involvement.
- The voids and management costs may be lower on community led housing schemes because of strong community involvement.

OUR PARTNERSHIP OFFER

OUR ASK OF YOU

We are asking the Liverpool City Region Housing Association sector, through the CEO's networking group, to collectively become a formal partner in Breaking Ground and commit a grant of £25,000 per year, for two years, to enable the Hub to become developed and secure in its finances. A total investment of £50,000.

By the end of the second year, we project the amount of community led housing projects across the region will have increased and the charge we would make to projects for providing support will secure the Hub financially from 2023/24.



AS A SUPPORTER OF BREAKING GROUND, YOU WILL GET:

- Your logo's added to the website and credited as a strategic supporter in our marketing and publicity, at a local, regional and national level.
- Ten places per year, for your staff and/or residents, to become nationally accredited community led housing advisers. The course, developed and delivered by the Confederation of Co-operative Housing, is an 8-day course (run in modules of 4 x 2 days) recognised by CIH and offers staff and/or residents a significant professional development opportunity. (Usual cost £1,520 plus VAT per participant).
- 4 bespoke training and information workshops per year for your staff and /or residents on community led housing models and their impact.
- 12 bespoke information sessions per year aimed at local community groups to explore options around community led housing.
- Access to best practice examples regionally, nationally and internationally including housing and planning policy.
- A willingness to work with you to explore potential sites or opportunities in your development portfolio's which might lend themselves to a community led housing project.
- Involvement in a range of free networks and conferences, regional, national and international.
- Opportunities to link your staff to volunteering opportunities within governance structures of community led housing projects e.g. board positions.
- Your achievements celebrated through marketing and publicity.
- An annual report on your investment, the impacts of the hub and the reach across the region.



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