

East Midlands  
Community  
Led Housing



[www.emclh.co.uk](http://www.emclh.co.uk)

# Promoting community-led and self-build policies within the Government's consultation on the National Planning Policy Framework (NPPF)

EMCLH Webinar (held via Zoom)  
Thursday 23 February 2023

# Content

- Introduction / setting the scene
- Tom Chance : Chief Executive, Community Land Trust Network (CLTN)
- Andrew Baddeley-Chappell : Policy Director, National Custom and Self Build Association (NaCSBA)
- EMCLH – CLH & self-build policy in East Midlands
- Questions & Answers / Discussion

# The context of CLH / self-build in the UK

- CLH / SB in the UK is driven by various ambitions
- *Reactive* in challenging the status quo
- *Proactive* towards wanting new kinds of provision
- ‘Affordability’ is a perennial desire, but not just for rent
- Local ‘accountability’ remains a constant *touch-stone*
- High design standards are the norm

# General UK barriers to creating more collaborative or ‘community-led’ settings

- Monopolies over sites and properties
- Absence of supportive policy
- Inconsistent relationships with mainstream finances
- Limited availability of willing ‘enablers’
- Mainstream uncertainties & paternalistic mindsets

## NPPF consultation Dec. 2022 to Mar. 2023

- Wider 'Levelling Up and Regeneration Bill' reforms
- Planning-policy consultation (02/03) notes CLH....

*More 'social rent' in planning policies?*

*Ideas for specialist older people's housing?*

*Greater use of small sites to deliver higher levels of affordable housing?*

*Easier for organisations that are not Registered Providers, like community groups, to deliver affordable housing?*

*Changes to exception site policies to enable community groups to bring forward affordable housing?*

*What might general planning policy do to support more community-led developments?*

## **Presentations:**

Tom Chance (CLTN)

Andrew Baddeley-Chappell (NaCSBA)

*(Please submit questions via 'Chat' function)*

# Self-build policies in the East Midlands

- Short audit by 'Planning With People' (mid-2022) of policies in 18 planning authorities (Notts. / Derbys.)
- Focus on available information on self-build policies in Local Plans, Neighbourhood Plans, SPDs
- Not all authorities had a viable Local Plan in place
- Scant information in Annual Monitoring Returns
- Inconsistency across the county areas

## Self-build policies in the East Midlands (2)

- Self Build Registers established in two parts but a lack of clarity on what might secure a plot...
- Joint management of Registers across authorities : Gedling manages five, Mansfield manages three.
- Identifying 'demand' may require reappraisal : one authority has 140 on Register; another has 2.
- No evidence of promotional meetings with aspirational self-builders or groups



## Self-build policies in the East Midlands (3)

- Bolsover has Local Development Order for sites that could be suitable for self-build
- Plots identified as 'suitable for self-build' : less clear if these would be occupied by the actual builders
- Policies to provide a percentage of plots on large sites have limited scope and can be avoided
- Policy references routinely note single plots, and rarely group-sized opportunities

# What could stimulate CLH's impact at a large-scale

## ***a) Evidencing political will***

- clear high-level political support (*'top-down' meets 'bottom up'*)
- show a positive belief in local people creating their own homes
- accountability of land use to local people and their communities

## ***b) Evidencing 'enabling' practices***

- sufficient land would be available for community-led aspirations
- local authorities taking responsibility for initial service infrastructures
- teams of supportive professionals
- adoption of planning and development guidelines to support diversity
- codes for property and neighbourhood designs decided by residents

## ***c) Evidencing inclusive outcomes***

- schemes to be used by a broad range of households and interests
- linkages and interaction between residential use and other facilities
- delivery recognised as more affordable & reliable than speculative builds

# Current considerations by EMCLH of CLH / self-build in large-scale sites

## *a) To investigate local will*

- promoting ways for local communities to create homes within large sites
- canvassing mainstream development sector for interest or support

## *b) Evidencing 'enabling practices*

- adopt planning and development guidelines to support diversity
- Identify early parcels of land (1-2 acres) for community-led purposes
- promote codes for local and neighbourhood designs decided by residents

## *c) To evidence inclusive demand*

- set deadlines to demonstrate appetites of households and interests
- recognise delivery as suitable to meet conditions on 'affordability'

## Recommendations from EMCLH (1)

- Revise acceptance of affordable housing delivery agents to include land trusts, cohousing, co-ops.....
- Adopt exception site 'passport' ideas as format and flexibility for schemes with CLH-sector support
- Encourage local community-led proposals within advice and support extended to Neighbourhood Plans
- Expand policies for 'serviced land' (especially in larger sites) to group-led schemes and their timelines

## Recommendations from EMCLH (2)

- Expand 'Self Build Registers' to record and promote broad community-led aspirations and diversities
- Promote diversity of codes & policies for including CLH opportunities within larger site-masterplans
- Support self-build and group-build delivery on exception sites where supported by local communities
- Invite self-builders / community groups into ongoing collaboration with planning bodies

## Potential engagements by EMCLH

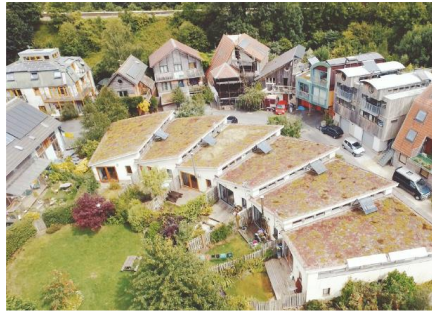
- Assistance with policy reviews
- Support to groups (land trusts, co-ops, cohousing and similar schemes) from inception onwards, to utilise parcels of land where landowners are supportive
- Site and financial assessments
- CLH training sessions

# Evidence of persistence .....



## ‘SPRINGHILL’, STROUD

CLG ‘Sustainable Community of the Year’ award



## ASHLEY VALE, BRISTOL

‘Academy of Urbanism’ award



## ‘NEW GROUND’, LONDON

‘Home Design’ award; ‘Build It’ award; + *international awards*

– all originally rejected!

# “Talking about homes: the foundation for a decent life” a Strategic Brief, in partnership with the Nationwide Foundation and the Joseph Rowntree Foundation, 2022

*Pair the Moral Responsibility value with concrete policy solutions .....policies that will ensure the provision of decent and affordable homes will help build a sense of collective efficacy that improving the housing sector is possible.*

*.....Explain which policies address these issues....*



# Background information

# An overview of collaborative practice in the UK

- Identifying grassroots motivations
- In-depth look at models, practices and policies
- The tension between ‘affordability’ and ‘accountability’
- Learning from large-scale European projects
- Evaluating impact in the UK market



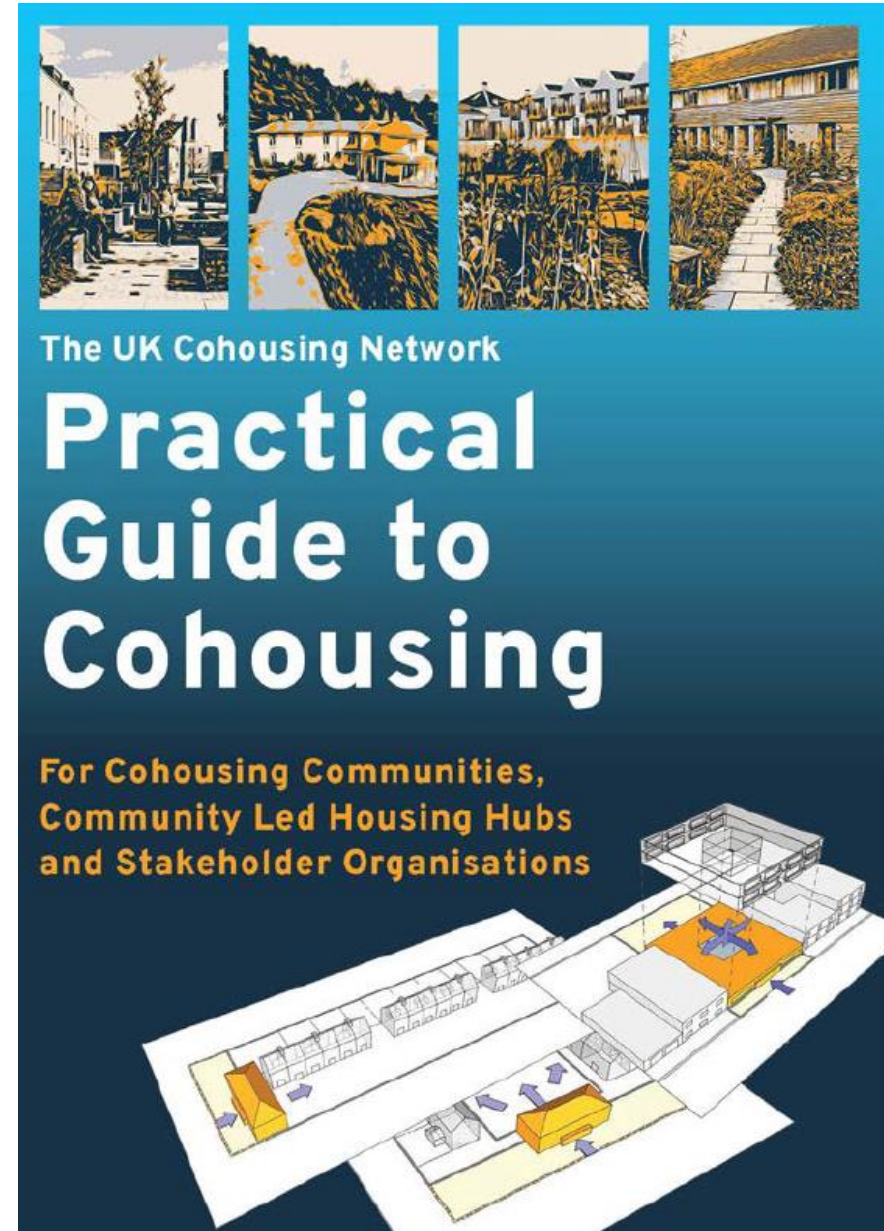
<https://policy.bristoluniversitypress.co.uk/creating-community-led-and-self-build-homes>

## Other guides (1)

*Guides produced for UK Cohousing Network  
(NB : outlines for the management of project  
delivery.....)*

<https://cohousing.org.uk>

Practical Guide to Cohousing – Diggers and  
Dreamers





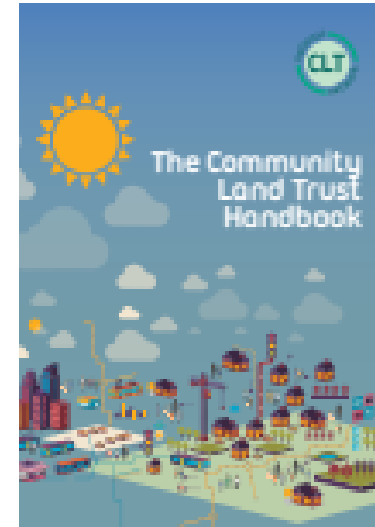
## Other guides (2)



Bliss, N and Lambert, B  
“New Co-operative and  
Community led Homes”  
(Confederation of Co-  
operative Housing,  
2014)

<https://www.communityledhomes.org.uk/sites/default/files/resources/files/2018-10/new-co-operative-and-community-led-homes.pdf>

**National CLH infrastructure:**  
[www.communityledhomes.org.uk](http://www.communityledhomes.org.uk)



The Community Land Trust  
Handbook” (National CLT  
Network, 2019)

<http://www.communitylandtrusts.org.uk/what-is-a-clt/clt-handbook>

**Diggers & Dreamers**  
INTENTIONAL COMMUNITY IN BRITAIN

New Handbook, 2022

<https://diggersanddreamers.org.uk/>



## Other guides (3)

### House

Greener and kinder living

How putting customers in charge can change everything



THE PRIME MINISTER'S INDEPENDENT REVIEW TO DEVELOP A PLAN FOR A MAJOR SCALING-UP OF SELF-COMMISSIONED NEW HOMES - ACROSS ALL TENURES - TO BOOST CAPACITY AND OVERALL HOUSING SUPPLY



The 'Bacon Review' 2021, to plan for a major scaling up of self-commissioned new homes. [Self-build and custom housebuilding independent review \(publishing.service.gov.uk\)](https://publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/964211/bacon-review-2021.pdf)

**NaCSBA**  
National Custom & Self Build Association

2022  
REPORT

### Custom & Self Build Market



NaCSBA's annual overview of the sector – 'Custom and Self Build Market Report 2022'



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NaCSBA - [Home page | NaCSBA - National Custom & Self  
Build Association](#)

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