

Rural and Community Led Housing & the Sussex Housing Hub

Tom Warder – Community Led Housing Manager

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- Sussex Community Housing Hub
- What is community led housing
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- CLH and Nature



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HOP GARDENS



12
February,
2025

What is Community Led Housing?

- 1 – Community integrally involved throughout the process.
- 2 - Presumption in favour of a long-term role for the community
- 3 – Benefits to the community are defined and protected in perpetuity.



What is Community Led Housing;

“Community-led housing (CLH) involves local people playing a leading and lasting role in solving housing problems, creating genuinely affordable homes and strong communities”

- Community Land Trusts (CLT)
- Co – Housing
- Co-operatives
- Community Self - Build

Community Land Trusts - Key defining features

- Community owned and controlled
- Open and democratic structure
- Permanently affordable homes or other assets
- Not for profit
- Long term stewardship

Lyvennet Community Trust Crosby Ravensworth



**10 rented homes 2 shared ownership
7 self build plots**

Lyvennet Community Trust

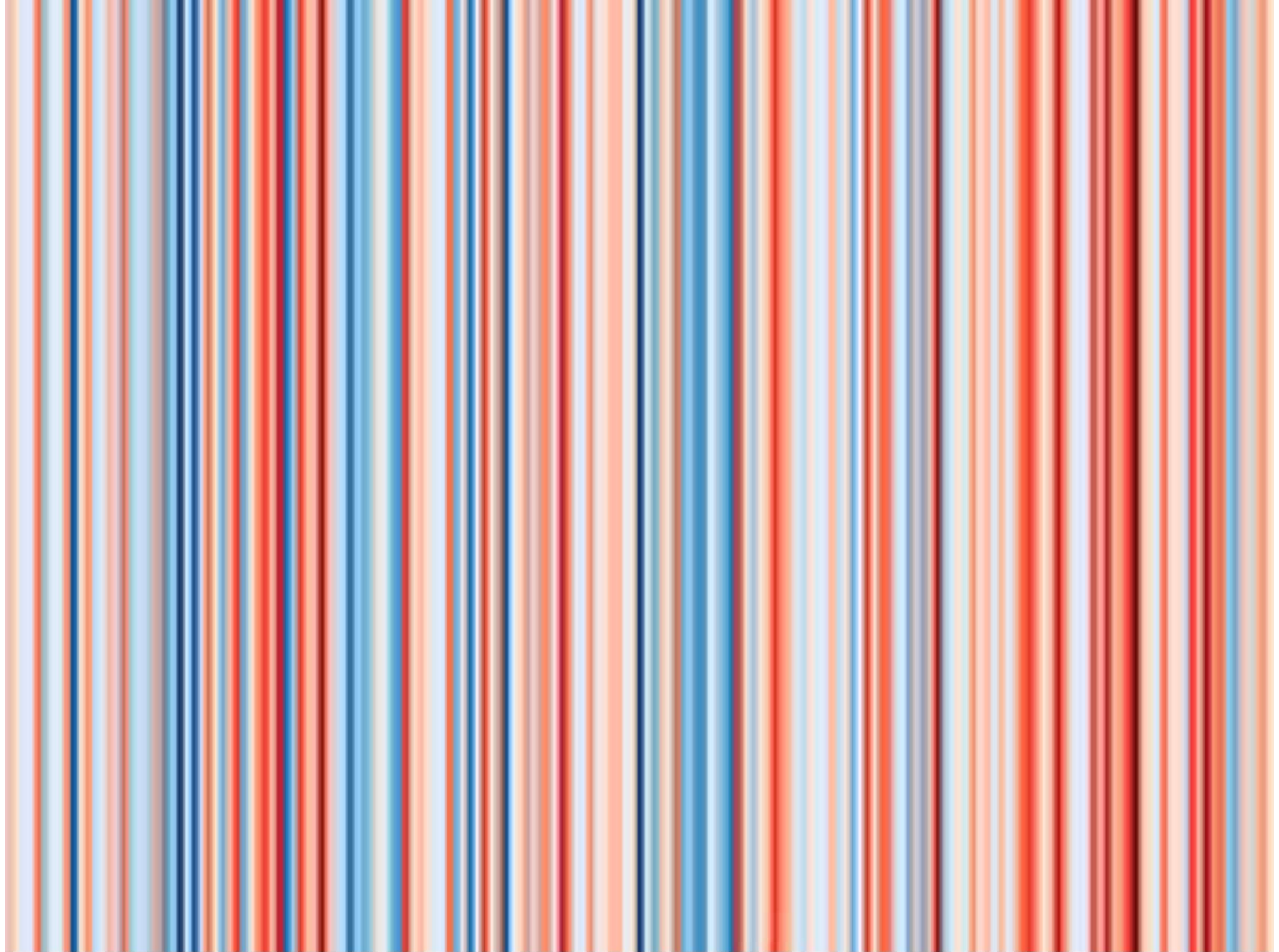


**Pub bought & renovated with
community share issue**

ORCHARD CLOSE 









Strawberry Fields

- 17 homes – 13 affordable (9 social rent, 4 shared ownership, 4 sale)
- A well-considered, ‘landscape-led’ design with both private gardens and open spaces to give a rural, nor sub-urban character
- An ‘open’ and enhanced habitat-led approach that allows residents, visitors, wildlife and ecology to enjoy the site and flourish
- Low-energy homes that are generous in size and flexible to suit a variety of lifestyles and needs in the longterm
- Enhanced ecological value across the site with new and reinvigorated hedgerows and other planting
- A contemporary interpretation of the Sussex vernacular architecture
- Strong support from Wealden Housing and Homes England (grant)

Strawberry Field - Herstmonceux CLT



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Arundel Gate - Arundel CLT



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Enabling Sussex community groups to develop truly affordable housing

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Parsons Green - Ringmer Area CLT



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Tom Chance - CLTN CEO

"It was wonderful seeing homes being built or completed, and meeting many of the people... I valued hearing the frustrations and indignation of volunteers stymied by a broken system just as much.

I often think that if I could only take ministers or housing industry CEOs on a tour like that they'd quickly be converted - to the wisdom, energy and care that communities can bring to the stewardship and development of land."

CLT Network vision and mission

Vision – that every community in England and Wales can play an active role in making itself more socially, economically and environmentally sustainable through community ownership.

Mission - to make community ownership of land and affordable housing commonplace.

The Middle Marches Community Land Trust is owned and managed by local people to protect, conserve, restore and enhance our environment through the stewardship of land





Welcome to High Leasowes
Purchased with public donations
to protect the landscape and nature.
We hope that you enjoy these fields;
please keep to the paths around the edges.
Dog Walkers are welcome; please keep dogs
on leads if requested and clean up after them.
No fires or barbecues due to fire risk.
Thank you for looking after this special place.
High Leasowes Management Committee
Middle Marches Community Land Trust

No dogs
allowed
in this area
except on leads
and in the
company of
their owners

12 February, 2025



THE EVIDENCE SHOWS...

if...

communities own land

communities have
agency and power

then...

truly affordable homes

lower CO₂ emissions

better social cohesion

better health

so...

less opposition

organised support



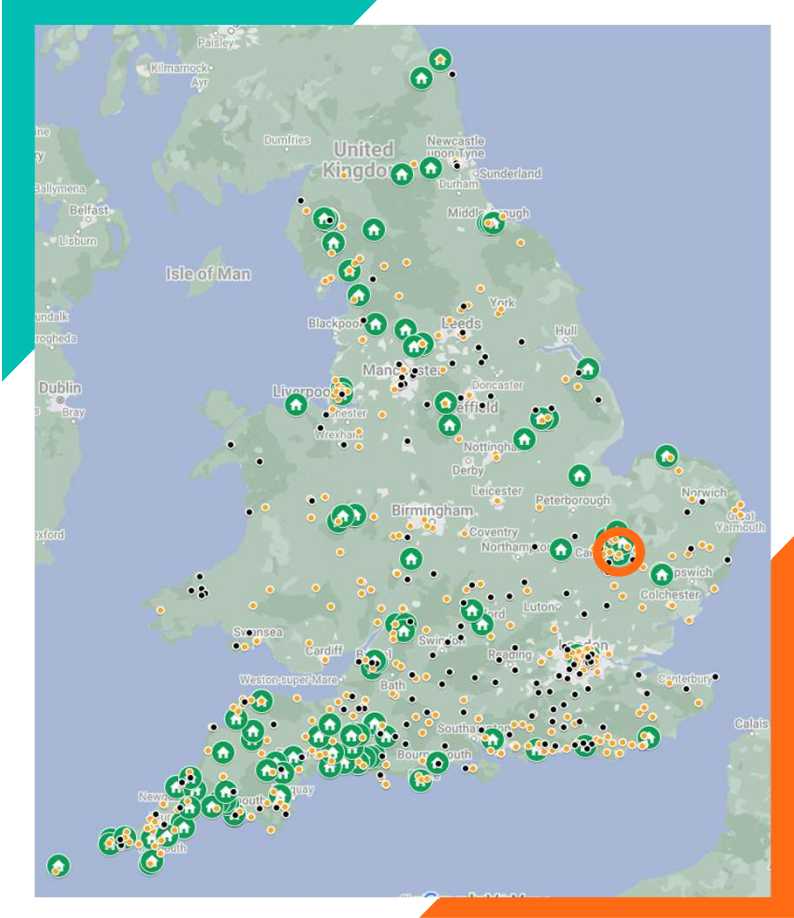
CALDER VALLEY CLT – Housing Plus...



MAKING IT HAPPEN



WHAT IT LOOKS LIKE MORE THAN HOUSING



WHAT IT LOOKS LIKE - COHOUSING



Phoenix Cohousing Group



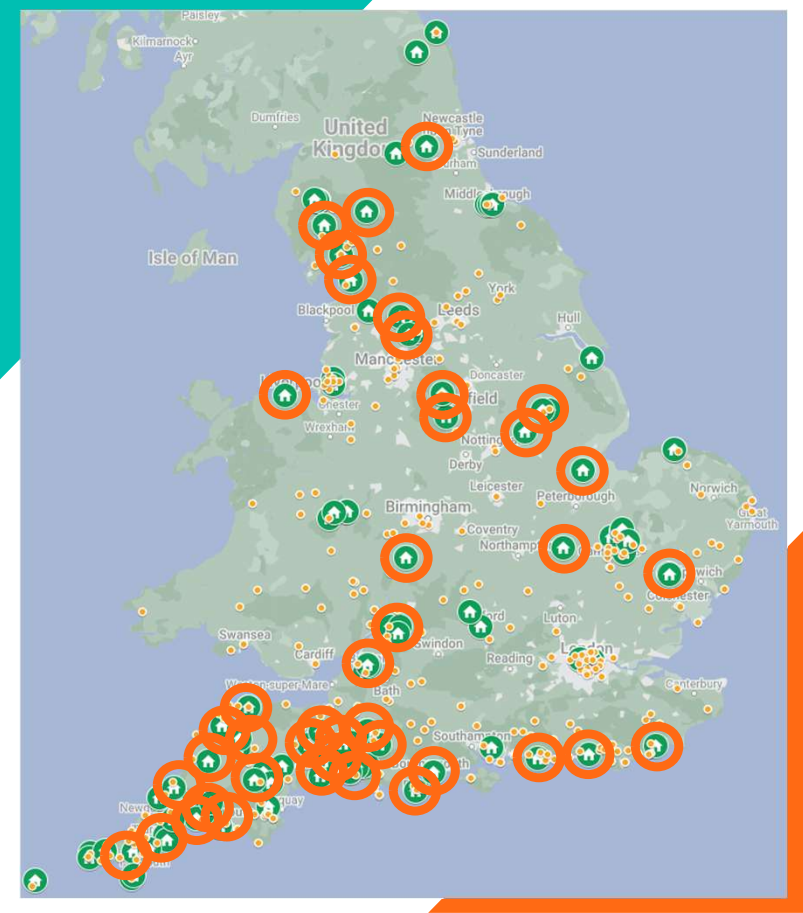
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WHAT IT LOOKS LIKE IN PARTNERSHIP – Middlemarch



What's special about CLH?

- Local control - allocations assured - permanence
- Genuine and permanent affordability
- Long term vision and responsibility
- Social and technical innovation (MMC)
- Income generating & re-investment
- Unlocking creativity
- Humanising social and physical change
- Civic partnerships: citizens and state achieving more than they could on their own