

Housing Select Committee		
Title	Community-led housing approach	
Contributor	Executive Director for Customer Services	Item 4
Class	Part 1 (open)	6 September 2017

## 1 Community-led housing approach

- 1.1 One of the four key objectives in the Housing Strategy 2015-20 is to build the homes our residents need. In order to tackle the challenge of delivering affordable homes at the pace we need to, multiple approaches must be taken in order to fulfil this objective. There is no 'one-size-fits-all' approach to building new homes.
- 1.2 Legislation came into force in 2015 to support the development and utilisation of land for community based schemes and custom build, and guidance has been issued to confirm the requirements of local authorities to support self-building.
- 1.3 Lewisham has a strong tradition of supporting community led housing developments, including the pioneering schemes at Segal Close and Walters Way in the 1980s. The Council takes this legacy of investing in communities seriously and is working to promote unique, resident centred approaches to addressing the housing crisis.
- 1.4 We know that residents and communities have a critical role to play in ensuring that we support the development of the right homes in the right places. Community-led housing development represents some of the more innovative responses to address the housing demand in Lewisham. We are proud that these forms of housing development are increasing the diverse models being adopted across Lewisham to build new homes.
- 1.5 We also recognise that community led development is not just about building homes. There are vast benefits to a community approach, including increased resident satisfaction and community resilience, as well as contributing to addressing social disadvantage.
- 1.6 We are pleased to be supporting current projects already underway, including the developments proposed by RUSS and the London Community Land Trust (CLT).
- 1.7 RUSS are hoping to submit a planning application for the development later this month, meaning they would be able to start on site in Summer 2018. With the build process estimated to take about two years, the 33 new homes should be completed by mid-2020.

- 1.8 The Community Land Trust are also hoping to submit a planning application for the development by the end of the year, meaning they would also start on site in Summer 2018.
- 1.9 Combined, RUSS and the CLT are set to deliver fourteen units on an affordable sale model, fourteen units for shared equity, twelve shared ownership units, five social homes and two affordable rent.
- 1.10 For further examples of community led housing in Lewisham please refer to the comprehensive briefing document published at the start of this review (and included as an appendix to this item).
- 1.11 It is important to Lewisham Council that community-led development and housing fits well with the available land and surrounding area. It is also crucial that such development aligns with our key goal of building homes our residents need.
- 1.12 Lewisham council welcomes and encourages a collaborative approach to managing and developing current and future community based housing approaches. We are supportive of community based development where the community groups would like to work with us to deliver much needed new homes.