

# HOPE FOR HOUSING CONFERENCE REPORT



UNIVERSITY OF  
BIRMINGHAM

## Key Questions for the Conference

- > What are the key messages from international research on collaborative housing?
- > How will the Community Housing Fund change things in England?
- > How can we collaborate to achieve long-term impacts in Birmingham and the West Midlands?
- > What makes community housing different?
  - balancing collaboration and empowerment for community benefit
- > Is it all about new groups building new homes?
  - what is the role of refurbishing existing homes and expanding the role of existing community anchor organisations?
- > Can community-led housing offer fresh options for private renters and social tenants?
- > How can community-led housing address housing supply, housing need and affordability?
- > Hope for Housing- how can we make things happen here and now?



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## Introduction



On July 9th the Housing and Communities Research Group held a conference to connect international academic research, local community activism and policy debates and support community-led housing in Birmingham and the West Midlands. The 100 places at the conference were fully taken by a rich mix of local community organisations and stakeholders, academic and practice based researchers from England and Europe, and some of the key policy makers and activists involved in the Community Housing Fund and the Birmingham Community Homes partnership which have begun to define a new era for community-led housing in the region.

The **Hope for Housing** theme was selected since it had been used nationally by the Community-led Housing Alliance to mark the success of campaigns before the 2015 election to secure policy support and funding. At the start of the conference Tom Chance from National Community Land Trust Network told the story of these campaigns in persuading first the then Chancellor George Osborne and later Ministers Alok Sharma and James Brokenshire culminating in the most substantial funding announcement for community-led housing in a generation a week before our conference. – as Tom says in his post-conference blog **'Today in Birmingham Hope has clearly arrived'**

Buoyed up by the Secretary of State's announcement of **£163 million Community Housing Fund** expenditure by 2020 on July 2nd, the conference enabled local activists to set a vision for action through the newly formed **Birmingham Community Homes** partnership which hopes to deliver 4,000 community-led homes in the City and region by 2031.

Inspiring stories were shared from Vienna, Leeds, London, Oxford and Stoke and more locally from new and old groups in Birmingham and the Midlands to identify the difference that community control can make to build flourishing neighbourhoods.

A notable feature of the conference was the opportunity for dialogue between research and practice, including accessible summaries of international academic journal papers and discussion of their implications for policy and practice. New relationships were forged in the conference workshops and less formal settings of the Winterbourne Gardens and Nettlefold canteen.

A central theme of the day was to understand how community-led housing can be most effectively supported. The conference itself was made possible by academic funding to disseminate findings of Dr Richard Lang's Marie Curie fellowship 'Cooperative capital' comparing England and Austria. Richard's research highlights the importance of connecting local projects with resources through multi-level support structures, including hubs and umbrellas.



Tom Chance at the Conference

[www.communitylandtrusts.org.uk/article/2018/7/9/toms-blog-hope-has-arrived-for-housing](http://www.communitylandtrusts.org.uk/article/2018/7/9/toms-blog-hope-has-arrived-for-housing)

A Birmingham practice workshop explored the potential of the proposed Birmingham Community Homes hub to harness support from the City Council and local stakeholders. This will re-energise and multiply our heritage of cooperative and community controlled housing in the City region. The Conference launched the BCH prospectus **'Multiplying Community Led Housing in Birmingham'**  
[www.birminghamcommunityhomes.com](http://www.birminghamcommunityhomes.com)

Another practice workshop focused on the existing housing stock, particularly in the rapidly growing private rented sector, and the scope for community-based initiatives to bring empty homes into use. This will create opportunities for residents and improve their quality of life, refurbish existing homes, improve the existing stock and stimulate improvement of neighbourhoods.

The conference found that despite the major challenges we face, there is much hope for housing in ideas for community control, community benefit and genuine affordability and many practical examples of what 'people power' can achieve in housing. As well as highlighting some of those ideas and examples from the conference this report includes more recent reflections from participants and charts the progress that has been made in the few short months that have followed. It begins with some recommendations to Birmingham City Council and other stakeholders.

All conference presentations from the whole day can be downloaded at <https://www.birmingham.ac.uk/schools/social-policy/news/2018/07/hope-for-housing-conference.aspx>

**David Mullins, Emeritus Professor of Housing Policy  
Housing and Communities Research Group  
University of Birmingham  
November 2018**



David Mullins

## Recommendations to Birmingham City Council

Birmingham Community Homes has built a good working relationships with Birmingham City Council who have been involved in the Steering Group through council officers Guy Chaundy and Karen Cheney.

We are now working collaboratively to develop specific policy proposals to implement the Council's existing commitments to support community-led housing in:

- ✓ **the 2018-22 Labour election manifesto: Building a Better Birmingham** Housing Offer to 'make sites available to Community Led Housing and Self Building' (p.7) and
- ✓ **The Housing Birmingham Strategy 2018** to 'stretch delivery' 'Promote community-led housing and regeneration' (Appendix 2 p.4) and confirmation that 'we are keen to support community-led housing initiatives and will explore opportunities to release land for this purpose'. (Appendix 1 p.10).

There are six areas which the Conference identified where more specific Council policies should be developed. These follow the latest national guidance from bodies such as the Co-operative Councils Innovation Network (2018) 'Community-led housing: A key role for local authorities' and good practice identified by expert speakers at the conference.

### a. Strategic Support

**Appoint a political champion for Community-led housing within the council and develop a policy environment to support it across services such as planning, housing and asset management.**

- ✓ Work with Birmingham Community Homes to identify and address strategic barriers to meeting the target for 5% of new homes in the city to be community-led by 2031.
- ✓ Identify how this target will be met through three main routes (developer partnerships, existing community groups and new groups).
- ✓ Support Birmingham Community Homes to work with developers and new residents before and after occupancy to secure genuine community benefit.
- ✓ Promote community-led housing options to councillors and employees so that they are aware of the contribution it can make to meeting the council's housing and community sustainability objectives.

### b. Planning and Land

**Undertake a review of sites to assess suitability for CLH and make specific provision within Local Plans for CLH projects.**

- ✓ Make use of Section 106 opportunities to include community-led housing projects within 'planning gain' schemes negotiated with private developers.
- ✓ Where land is released for new social and affordable housing through Birmingham Municipal Housing Trust or registered providers identify opportunities for some of these developments to be developed as or provide sites for community-led housing.
- ✓ Consider transferring some land direct to community-led housing projects on long leases that enable local groups to raise finance and meet local housing need while retaining the council's leverage to influence access and occupancy and long term control of the land.
- ✓ Where sites are released to meet self-build register requirements, ensure that some of these can be accessed by community self-build groups.
- ✓ Consider how the potential of the Commonwealth Games 2022 can be harnessed to leave a legacy of sustainable new communities and community-led housing (within the 1,500 athletes village and 2,000 adjacent homes currently planned)

### c. Finance

**While it is recognised that Birmingham City Council is not currently in a position to financially support community-led housing projects directly, there are several ways in which the Council can use its influence to assist in attracting the finance needed. These recommendations have all been previously adopted by some other local authorities:**

- ✓ Support local groups making applications to the Community Housing Fund and charitable funds (such as Power to Change and Nationwide)
- ✓ Draw down infra-structure funding under the Community Housing Fund
- ✓ Make use of receipts from Right to Buy, New Homes Bonus and commuted Section 106 sums to establish a revolving fund that can be drawn on at the early stages of community-led projects and repaid later once groups have secured access to mainstream project funding
- ✓ Provide local groups with access to prudential borrowing opportunities.
- ✓ Stand behind community share issues to raise funds for community led housing projects by being named alongside a respected intermediary such as Birmingham Community Homes.



### d. Social Housing

**In the Housing Birmingham Strategy 2018 'Building a Better Birmingham' there is already a commitment to 'Co-produce and implement a new vision for social housing with a focus on giving tenants more control over their homes'.**

- ✓ Birmingham already has five thriving Tennant Management Organisations and is the base for the National Federation of TMOs. Many more could be supported.
- ✓ There is scope for promotion of a wider range of community-led options for tenants, including in estate regeneration programmes to enhance community benefits and sustainability.
- ✓ The Council should also encourage registered providers to provide enhanced opportunities for their tenants to enjoy enhanced levels of control and participation
- ✓ The conference identified international examples of community control in social housing including low level participation options that are less demanding of tenants but make a major contribution to community building in new settlements. These models could be piloted in significant new developments such as Perry Barr and Castle Vale.

### e. Empty Homes

**There are currently 6-7000 empty privately owned homes in Birmingham and the council is currently reviewing its empty homes strategy. There is a proven track record of community-led housing in bringing empty homes into use, including in Birmingham, 2011-15 under the Empty Homes Community Grants Programme (EHCGP) which provided national grant funding to lease or purchase and refurbish.**

- ✓ The Council should seek similar funding to EHCGP to renew partnerships with community-led groups to add to its capacity to respond to empty homes. There are effective models that can be drawn on in cities such as Leeds and Hull.
- ✓ The Council should explore the potential for asset transfers of empty properties for community refurbishment and affordable rent schemes
- ✓ The review of the current Empty Homes Strategy should include a consideration of the potential for community-led models to be developed in collaboration with Birmingham Community Homes drawing on experience of cities such as Leeds and Hull.

### f. Private Renting

**The private rented sector is the largest part of the local housing market and is growing quite rapidly. It has a variety of niches but does include some of the worst housing conditions and least well-housed residents of the city who could benefit most from community-led housing options. It is also increasingly providing 'the new social housing' through Housing Options and homeless referrals**

- ✓ A Hope for Housing Conference Workshop provided examples of the potential for community-led housing solutions within the PRS including Stockland Green Opportunity, Spring Housing and Middleport Matters.
- ✓ The Council should explore the potential contribution of these models to addressing and enhancing local housing options and conditions and providing community benefit to local residents in areas with high levels of PRS accommodation.
- ✓ The Council should work with community-led housing providers to enhance conditions and support provided in the 'exempt accommodation' sector which is currently a major source of supply for non-commissioned homelessness services.
- ✓ The Council should support models which seek to enhance resident control within the PRS by working with campaigns such as Priced Out and Generation Rent and private tenant unions springing up to promote community-led alternatives.



## Recommendations to other partners

The conference provided many examples of wider partnerships and the kinds of external support that community-led housing needs if it is to thrive.

Here are our recommendations to some significant potential partners.

### Housing Birmingham Partnership

- ✓ To work with Birmingham Community Homes to develop an action plan to meet the target for 5% of new homes in the city to be community-led by 2031.
- ✓ Identify how this target will be met through three main routes (developer partnerships, existing community groups and new groups).

### Homes England

- ✓ To liaise with Birmingham Community Homes and City Council to support Community Housing Fund applications
- ✓ To encourage and support developer partnerships for genuinely community-led housing through capacity building with RPs and residents before and after occupancy
- ✓ To explore the advantages of community-led models in preserving long term affordability of homes – not just on first letting or sale but for future occupiers



- ✓ To work with Ministry of Housing and Local Government, sector bodies and foundations to support research, monitoring, evaluation and learning as an integral part of Community Housing Fund implementation
- ✓ To explore the potential for a land and subsidy competition similar to the Vienna developer competition with social and environmental sustainability criteria to promote community-led approaches.

### Registered Providers (RPs)

- ✓ To stimulate opportunities for community led housing in their own stock through new development and devolved management initiatives
- ✓ To partner with community led housing groups to expand independent community-led housing in the city and region
- ✓ To provide support services for community-led projects, for example through sites and off-site construction

### Private developers

- ✓ To respond to market opportunities for community-led forms of development, considering variations in house type and neighbourhood design to meet aspirations for co-living and community control
- ✓ To include community-led housing opportunities within Section 106 negotiations with local planning authorities

### West Midlands Combined Authority

- ✓ To explore opportunities to work with Birmingham Community Homes to extend enabling and support for community-led housing across the West Midlands.
- ✓ To explore the contribution that community-led housing can make to tackle the homelessness crisis including through strategic support for empty homes and private rented sector initiatives including resident empowerment within the exempt accommodation sector.



Empty School - possible CLT site in Stourbridge



## National Policy Agenda



Tom Chance

**The first three speakers oriented our conference to national policy; clarifying both the history of policy support for different kinds of community led housing and the emerging details of the Community Housing Fund, what the Government expects it to achieve and how it will be administered by Homes England.**

**Tom Chance (National Community Land Trust Network)** opened by showing maps and graphs of CLH in England. His graphs showed the history and trends of CLH – Almshouses, Co-ops, TMOs and CLTs, with self-help and co-housing more recently additions. The impact of the last significant public funding for co-operatives in the 1970s and 80s, when there was a Cooperative Housing Agency with coops securing 10% of the grant funded rented housing programme, is clear from the graphs showing a clustering of co-op start-ups in those years and a later tailing off.

The last five years or so have seen a growth CLTs with umbrella and enabling organisations in places such as Wessex, East Cambridgeshire and West Sussex allowing more new projects to be progressed. Recent research has also tracked the progress of a new wave of urban CLTs kick started by seed corn funding from NCLTL

[www.communitylandtrusts.org.uk/article/2018/9/7/urban-clts-from-%E2%80%9Cimpossible%E2%80%9D-to-possible-happening-and-growing](http://www.communitylandtrusts.org.uk/article/2018/9/7/urban-clts-from-%E2%80%9Cimpossible%E2%80%9D-to-possible-happening-and-growing)

Tom's data on the national pipeline for recent CLH start-ups disappointed the Birmingham audience since it showed only 35 homes in development that were known to the researchers who undertook the analysis for Power to Change. This was the lowest total in any region. The analysis had revealed just shy of 6,000 CLH homes being developed across the country. Tom commented that with sustained investment this figure could easily rise to 10,000.

After the conference Tom commented that **'Though there aren't any established CLTs in Birmingham, there is a rich heritage of housing co-operatives, tenant management organisations and community anchors, but only a couple have been actively building new homes. Now, hope is taking root. In the past couple of years there are new players on the block, a community organising campaign is creating new groups, and a new CLH partnership emerging to support them with an Enabling Hub. Even the city council (the largest in Europe) is getting behind them, the ruling Labour Party having committed to "makes sites available for Community Led Housing" in its manifesto in May. Look out Vienna, here come the Brummies'**.

The NCLT Network want to build a self-sustaining market for CLH and ensure grant funding for local enabling hubs but to keep the national infrastructure lean, so that the CLH movement is not subject to the same 'stop-start' motion it had previously. This national strategy is being advanced by an alliance of NCLTN, Locality, CoHousing Network and Confederation of Co-operative Housing. As well as support for enabling hubs, there is a website and advice line, training and accreditation for advisers and movement building and advocacy.



Isobel Wade



Isobel Wade



Matt Dodd

### Isobel Wade, Ministry for Housing Communities and Local Government

Isobel explained that the Government is aiming for the development of a more diverse housing market, with a range of options and choices to meet different needs, and is undertaking a broad programme of work in order to achieve this. The aim is to empower the consumer in housing, through robust redress mechanisms and better information for those seeking homes. The government aims to tailor supply to what people actually want and this is where CLH comes in. The MHCLG acknowledge that the Community Housing Fund needs to be targeted to support local groups and initiatives. The Fund was previously allocated through local authorities in areas with large numbers of second homes, but the new funding announced in July will be available to all parts of the country and will help fund local groups and initiatives.

Isobel reminded us that there only two full years of funding before the funding period ends and there is a Spending Review early next year. Therefore the MHCLG is keen to make the case that money for CLH is needed and well spent. The immediate priority is to maximise the number of bids into the fund in order to demonstrate demand. It is really important that the value for money case it made and that CLH organisations will be building housing that would not otherwise be built.

The MHCLG will be monitoring the impact of the fund, including the number and type of homes, the type of land used and the legacy. **'We want to build a case for the importance of CLH beyond 2020, and to work with the research community to support relevant research that enables the development of an effective sector.'**

### Matt Dodd, Homes England

Matt introduced this new agency by saying that 'Homes England' is more than just a name change. The Chief Executive has stated he wants to 'disrupt the housing market', but what does that mean for community led housing organisations? Matt opined **'If we can mainstream CLH into all the other work Homes England do, that will be a victory'**.

Matt introduced the two phases of the fund and the requirement for grants for CLH projects with affordable or social rent to be allocated to Registered Providers (RPs); other tenures could be developed by investment partners. Matt said that Homes England would try to get groups who want to become RPs through the process as smoothly as possible. Partnering with existing RPs would be another option but the Capital Funding Guidance (Sept 2018) made it clear that this would not allow assets to be transferred to the CLH group.

An important further ambition of the CHF is to **'deliver a lasting legacy of financially self-sustaining community led body of expertise within the housebuilding industry in England.'**

### Community Housing Fund - Homes England Prospectus and Bidding Guidance

#### Phase 1: Revenue and Infrastructure Funding

This is revenue funding to help get groups and projects up and running, there is also capital funding: for local authorities for small scale infrastructure to allow the sites to become more viable.

July 2018 Prospectus

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/721611/CHF\\_prospectus\\_-\\_FINAL.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/721611/CHF_prospectus_-_FINAL.pdf)

#### Phase 2: Capital Funding

This phase provides capital funding. Homes England will be looking at homes that are affordable in perpetuity. September 2018 Phase 2 'Addendum' Capital Funding

<https://www.gov.uk/government/news/phase-two-of-the-community-housing-fund-is-now-open>

October 2018 Further Bidding Guidance

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/746098/Supplementary\\_Information\\_-\\_FAQ.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/746098/Supplementary_Information_-_FAQ.pdf)

Groups will be able to bid through the online portal and regional Homes England representatives. Sarah Streater in the Midlands [Sarah.Streater@homesengland.gov.uk](mailto:Sarah.Streater@homesengland.gov.uk) will help answer questions and give guidance.



# International Context

## Richard Lang and Ernst Gruber

The final contributions to our opening plenary came from Dr Richard Lang and Ernst Gruber. Richard covered the re-emergence of collaborative housing in Europe and the building of an International Research Community. Ernst talked about his work as an architect, consultant and sector advocate in Vienna, distinguishing a range of models of CLH that have emerged there in recent years and the ways in which these were supported by local government and larger housing associations. This session also began the valuable international exchanges that were a feature of the day with some interesting Q&A.

### The re-emergence of collaborative housing

Richard introduced the work he has been involved in for nearly six years studying different forms of CLH across Europe with a primary focus on Austria and England. He explained the different terminology that has been developing in this field of study, and the increasing use of the term 'collaborative housing' to capture the importance of marrying external support with self-help in successful projects.

He used the term 're-emergence' of collective self-organised housing because the co-operative principles which underlie this are well over 100 years old, but those principles have been rediscovered in new models emerging since the early 2000s. New challenges such as environmental sustainability, work integration and demographic change have led to innovation in these models and there are important overlaps with social housing and affordable housing.

### 'Building an International Research Community'

With this new wave of collaborative housing has come an accelerated sharing of knowledge between grass roots projects across borders. However the research community remains quite fragmented by disciplinary boundaries and this has limited conceptual development. There is now a need for more systematic academic research in the field to provide a sounder basis for knowledge transfer. Richard introduced the new ENHR Working Group on Collaborative Housing in which he is one of the founder co-ordinators [www.enhr2018.com/programme/workshops/collaborative-housing/](http://www.enhr2018.com/programme/workshops/collaborative-housing/)

Richard introduced the "Co-operative Capital" project which he has undertaken in partnership with University of Birmingham which has brought critical, comparative understanding of multi-level support structures for local projects and how the sector can be scaled up. A workshop later in the conference provided the opportunity for organisations who had participated in Co-operative Capital to reality check its findings.

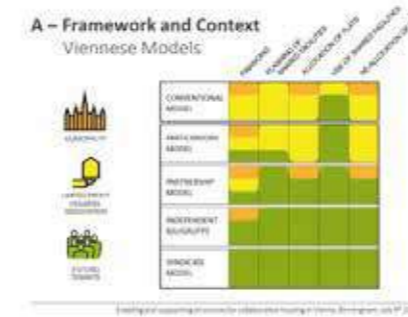
### Collaborative Housing in Vienna

Ernst Gruber referred to the inspiring visit he had made before the conference to Witton Lodge and to Redditch Cooperative Homes.

See photos below. Thanks to Linda Hines and Carl Taylor for hosting the visit on a Sunday afternoon.



He introduced the example of Vienna, which has seen a new wave of community led housing since 2010. His presentation included a useful typology of the types of project that have developed in Vienna showing the different roles played by the municipality, limited profit housing associations and residents.



Examples include the **Participatory Model**, a top down model where tenants organised themselves into an advisory board and helped design what would be done with the communal spaces and the **Partnership Model**, where a group paired with a housing association and were involved more deeply in the planning process. In the more independent Baugruppe and Syndikat models real bottom-up models where resident groups lead the planning and management a lesser role is played by the municipality.

Ernst also highlighted some of the key selling points of collaborative models for public policy. These arguments have been supported by the Green Party in particular. An important one is the role these projects can play in building sustainable communities in new urban settlements such as Seestadt Aspern (20,000 people – 10 baugruppen) and Sonnwendviertel (4 baugruppen). Consequently both of these urban extensions include a number of collaborative projects.



Ernst explained the way in which land and finance are brought together by the Vienna developer competitions in which social and environmental sustainability criteria provide important leverage for bids for collaborative projects to succeed. However despite this favourable system Ernst feels that the municipality and housing associations are ambivalent about these projects although the demand for more is there.

**Ernst concluded by saying: "We need more research, dissemination and discussion"**

### Questions and Discussion

- Q: What about rents and service charges where there are high levels of communal space? That would be a problem in England
- EG: The subsidy system covers these costs. Usually we do not live on the ground floor so communal uses make sense.
- Q: There seem to be a lot of players in Vienna, lots happening in Berlin, but in the UK it feels as if politics gets in the way. We struggle with people trusting their own communities and we struggle to get local authorities to see the properties we deliver as assets. Legitimacy is another important barrier. So, how does the community get involved?
- EG: It depends. We are trying to show different models, to show that there can be many different ways of engaging. The level of user engagement in England is actually much, much higher than in Austria, where most citizens still think the state should do it all. Austria are lagging behind in terms of innovating and facilitating community led projects, spending time going to board meetings etc.
- DM: Land and access to land is the key issue here in England and the Vienna developer competition model has major advantages in this respect. It would transform things if we had a similar system here. Homes England wants to transform things so maybe we can?

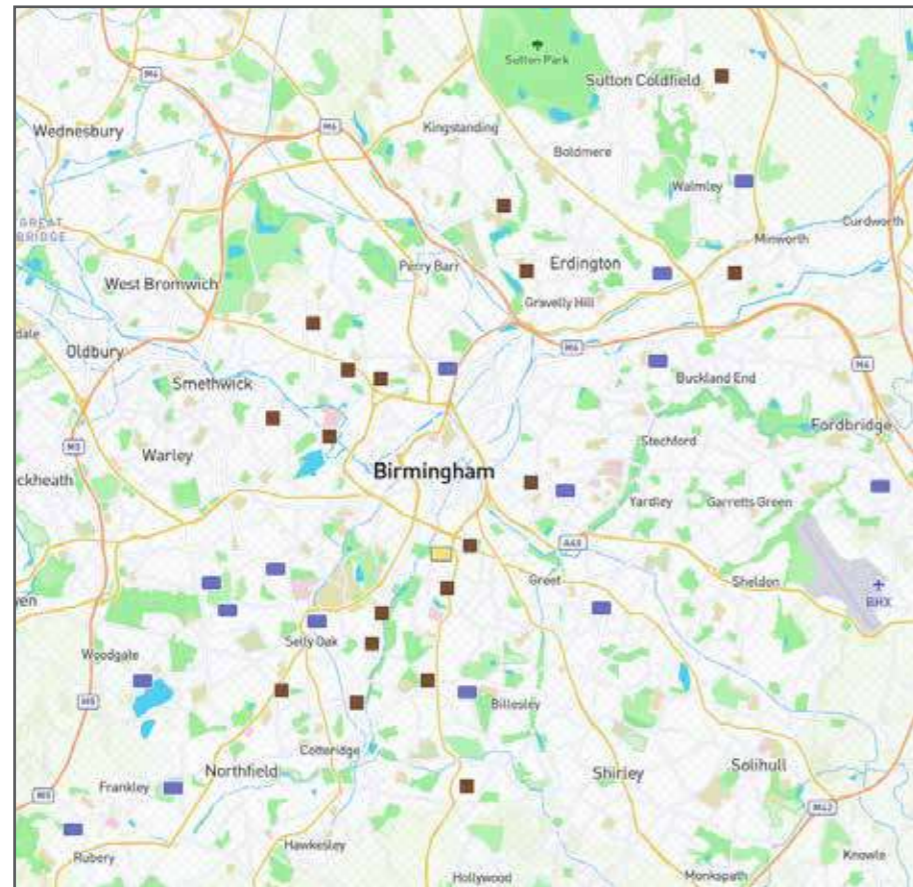


# Birmingham Community Homes - Towards a Strategy

The conference provided an excellent opportunity for the steering group of Birmingham Community Homes (BCH) to check out their vision with delegates

In the opening plenary there were presentations from Peter Richmond and Afzal Hussain from the Steering Group outlining Birmingham's housing challenge, telling the BCH story so far and presenting the draft Offer 'Multiplying Community Led Housing in Birmingham'. In the morning workshops there were four parallel discussions to give feedback on the vision, obstacles and challenges and practical action needed.

A key aim of BCH is to multiply opportunities for collaborative housing in Birmingham and the group has begun to map existing groups and new opportunities.



**SOURCE:**  
Andy Reeve  
Birmingham Impact Hub

Work in progress following Soft Launch, July 2018

- KEY:**
- Brown** squares existing community housing projects,
  - Blue** new site opportunities where people would like to do something.
  - Yellow** new projects in progress



## Birmingham's housing challenges:

80,000 homes are needed with space in the City for 40,000.

There are very few low value sites and these are complicated and difficult to build housing on

Homelessness is increasing, council homes are currently being sold at twice the rate of re-building

There is an expanding and very mixed private rented sector, which is causing substantial difficulties for some communities, although there are also some really great opportunities within this sector.

Community led housing can be an important component in our efforts to tackle these challenges.

## BCH aims:

5% of homes in Birmingham to be community led

Increased community control of existing homes

Building successful neighbourhoods

## Key Messages

*'The key message today is that we all have different visions and understandings of community led housing. Let's not waste this opportunity but instead strive to achieve success for the people who desperately need these homes'*  
Peter Richmond, Steering Group member, now CEO Bournville Village Trust

*'We currently have a dysfunctional housing market. Things have got to change. So, how can we build homes and communities? Resources and funding are, of course, needed, but this is about generating social capital and investing in people. We need to change the policy landscape to make community led housing 'the new normal'.*  
Afzal Hussain, Witton Lodge Community Association and BCH Steering Group member

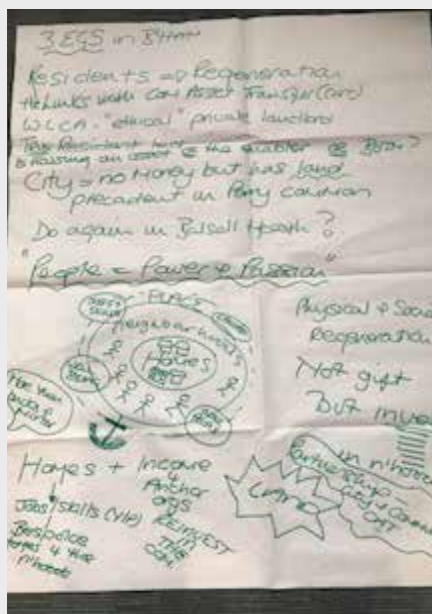




# Birmingham Community Homes (BCH) Visioning

Hope for Housing Conference:  
Visioning for CLH in Birmingham  
workshop Facilitator notes

The aim of the workshop was for participants to create a future vision and to set very tangible actions for how to move toward that vision, helping to answer the question 'how BCH can help to make things happen here and now?'. The room split into four groups, each facilitated by a BCH Steering Group member: Carl Taylor, Gareth Hopkins, Sophie Hall and Peter Richmond.



## Carl's Group

'Our vision is housing for and from the heart of the community. We believe 5% of all homes as community led is a conservative target but we must ensure community led housing works for vulnerable people. Land was a key issue and we discussed using smaller pieces of land and engaging with local churches. A Community Share offer and Hub will help the CLH sector to feel 'regulated' with somewhere to go for expertise in Birmingham. We need to develop a toolkit to help with the process.'

### Vision: What needs to be done

- Easier access to land
- Council owned land
- Smaller sites made available
- Council policy on land value / dispose
- Model that can work
- Get some schemes delivered that can be used as good examples
- What makes schemes sustainable?
- Planning flexibilities / density?
- 5%+ targets after 5 years (Birmingham development plan)
- Targeting vulnerable existing housing / neighbourhoods
- "Housing from, and for, the heart of the community"
- Mentoring and networking

### Issues / Hurdles

- Land. Finance. People
- Churches
- More strategic thinking regarding land assets
- Influence
- Land mapping, then planning
- Existing homes – empty properties
- Developer responsibility

### Finance

- How do groups raise capital?
  - o Grant
  - o Land value
  - o Community share
  - o Community own
  - o % rates
- Market instability – developers
- Local authority finance – turn into value > benefit
- Toolkit to get through the processes

## Gareth's Group

'We want more control for communities, political support for community control and resources. We must understand housing need and bring on board more community knowledge. There are skills gaps and we must help people develop the skills they need to participate. Working with established Registered Providers could offer opportunities and we must develop a Hub to support and encourage CLH in Birmingham.'

### Vision

#### Energise the economy

CLH as 'business as usual'

1. Control with the communities > All decisions
2. Political support for community control
3. Local level ownership and development > Giving people more opportunities and voice
4. Equal resource distribution
5. Understanding what we want with CLH, understanding the current circumstances
6. House / job all connected with life choices

#### Obstacles/Challenges

1. An understanding needed from both the Local Authority and community members about community led housing – The topic is still not mainstream
2. Joined up communication between Local Authority and community members – Still a great deal of non-existent consultation
3. 4,000 community led homes needed by 2030
4. Not enough land being made available – too much not in my back-yard syndrome
5. Gaps in providing organization with the skills, experience and resources to develop community led housing
6. The Local Authority has a general lack of confidence about utilizing the community as assets
7. There is a real need to know the dynamics and make-up of the community
8. More research and publication is needed to demonstrate the benefits of CLH

#### Practicalities

1. Enabling hubs needed to bridge the skills gap within organizations that wish to develop
2. Build properties to meet local demand
3. More networking events to enable productive communication, promote funding opportunities
4. Working with RP's to develop but still getting communities to manage
5. Develop more partnerships
6. The need to have a robust plan to take to local authorities
7. Developing the enabler hubs
8. Identifying housing need with support
9. How to attract investment





# Birmingham Community Homes Visioning (2)

Continued . . .



### Pete's Group

'CLH really must be sustainable. We must be in it for the long haul, make it bespoke for the community and reinvest surpluses. The challenge is in how to make CLH real and meaningful for people who need homes. Partnering with larger organisations could be a way forward for many groups. However, there is ambivalence around groups becoming Registered Providers themselves.'

#### Vision

1. Creating cohesive communities
2. 4000 new homes
3. More affordable housing
4. Addressing wider issues: health, wellbeing, jobs
5. Happy homes: safe, secure, a launch pad to a stable future
6. Creating pathways to a happy home
7. Timely developments: recognising need for urgency but not squeezing out community involvement with pace
8. Success follows success of new schemes, becomes the new norm
9. Supportive Policy framework

**USP:** CLH not about profit, any surplus reinvested into the community  
In for the long-haul, about creating something that will last not a quick win Bespoke to the community

#### How

<b>Governance and Organising</b>	<ul style="list-style-type: none"> <li>- Use of existing community organisations</li> <li>- Listen to community, engage</li> <li>- Accountability – include all the community</li> <li>- Pragmatic democracy, doesn't stop getting things done</li> <li>- A good mixed partnership, not a take over</li> <li>- Ensure appropriate registration process with Social Housing Regulator for small landlords</li> </ul>
<b>Land</b>	<ul style="list-style-type: none"> <li>- Social value v profit on public land</li> </ul>
<b>Financial</b>	<ul style="list-style-type: none"> <li>- Financial mutuality: people and community see the benefit or get the benefit from the housing asset</li> <li>- Use community housing fund</li> </ul>
<b>Partnership</b>	<ul style="list-style-type: none"> <li>- Working well with RPs, LAs etc. A good outcome achieved through collaboration</li> </ul>



### Sophie's Group

**Our vision is to create innovation, buy in from the community and make CLH a real choice and 'part of the norm'. Land is potentially a key barrier – do we need to make this a West Midlands wide venture?**

#### Vision

- Enable. Build. Renovate
- Having an aim/ambition – general
- Affordability
- Empowerment
- Diversity
- Environmental sustainability
- Balanced communities
- Housing being more than bricks and mortar – added extras creating communities
- Accessible: making sure everyone can do it, have the same information, access to resource, understanding, and promotion
- Make sure it makes sense to the community / area it serves
- Influencing and enabling: Support systems in place so can progress
- Making CLH one of the 'normal' options
- Simple systems / useable ones
- Design communities where people can live, work and play
- People being involved in housing where they live
- Manageable density

#### Issues / Hurdles

- Policy
  - Local development plans say one thing, but what can actually be done?
- Land
  - Price. Quality. Availability
  - Community land asset transfers
  - Land banking
  - Issues with area size
  - Targeting places
  - Making sure big or small have resource
  - Somewhere for communities to go / bring stuff together
  - Financial risk
  - What to do when there is not a community infrastructure?
  - Not just what we do, who we do it with
  - Borders: ward boundaries, county borders
  - Not defined, controlled by geography
  - Issue with management of areas > Model for each?
  - Business models – what / how areas influenced

#### Practical Action

- Land: Approach Local Authority
- Look at what we have / what we can do
- Need innovation – types of buildings, different sizes
- Think differently
- Going beyond housing
- Working in localities, with Local Authority
- Good ways to access land: Smaller sites, links with bigger places

#### Postscript: October 2018

Reflecting on these workshop discussions, BCH has developed its offer and strategy and is now progressing the following practical actions with the help of grant funding from Power to Change.

- ✓ Governance: Establish BCH as a legal entity
- ✓ Enabler Hub: Establish a CLH hub to provide advice and support to groups
- ✓ Policy and Evaluation: Develop a clear policy direction to support CLH and influence local policy and strategies to support this. Evaluate and learn as we go.
- ✓ Networking and Communication: Build a strong community based network and share knowledge and learning



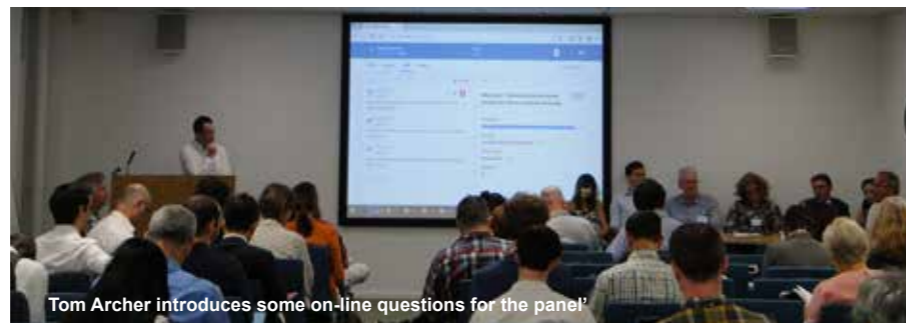
## Research

A key linking theme of the conference was the relationship between research, activism and policy. There were two specialist workshops which provided space primarily for researchers to network and discuss the state of the art. Meanwhile a lunchtime panel and an afternoon workshop explicitly focused on promoting exchanges between the worlds of practice and research.

The lunchtime panel took the lead from policy and activism to identify what kinds of research are needed while the afternoon workshop on Cooperative Capital consulted with practitioners on the findings of a comparative project on structures to support CLH in Austria and England



'Expert Panel Discuss audience questions'



Tom Archer introduces some on-line questions for the panel'

A highlight of the conference was the lunchtime panel chaired by Tom Archer on

### What Research do activists and policy makers in the community housing space need?

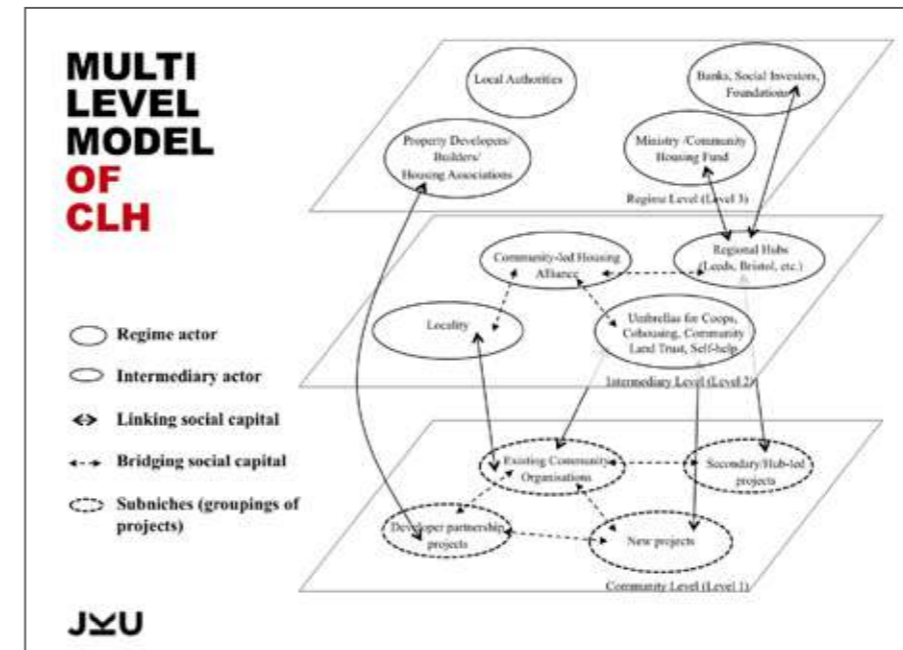
Our star studded panel of Isobel Wade from the Ministry of Housing, Communities and Local Government, Stephen Hill from UK Cohousing Network, Guy Chaundy from Birmingham City Council, Melissa Fernandez Arrigoitia from Lancaster University, Jasmine Palmer from University of South Australia and Charlie Fisher from Transition by Design answered questions from the audience and via sli.do.

#### Emerging issues included:

- **Community Housing Fund**
  - o Setting up infra-structure as well as giving out grant – research on effectiveness of this is needed
  - o Agreement that some of fund should be earmarked for research
- **Making the case for public spending on CLH**
  - o We need research on well-being and wider benefits of CLH and wider savings this can bring
  - o Thinking about kinds of evidence that Treasury will recognise
  - o Ways to present evidence to convince other investors (good stories)
- **How can we think about the different models of CLH that are emerging here and elsewhere?**
  - o How can results of case study research be more widely known?
  - o Piloting of new approaches
  - o Making this information available to new groups
- **What will be effect of restricting grant funding for social and affordable housing to Registered Providers (RPs)?**
  - o Risks and benefits of registration and regulation
  - o Protecting the interests of residents through regulation
  - o Reducing diversity and homogenising?
- **Need to recognise breadth of CLH**
  - o Internationally CLH is not just about sub-market rent
- **Affordability and how to measure it**
  - o Ensuring CLH housing truly affordable. This is crucial in context of Birmingham housing crisis
  - o Mixes of tenures and incomes within CLH projects can promote affordability through cross-subsidy
  - o Need to consider people on living wage rather than using 35% of local incomes. Residual methods of defining affordability

## Co-operative Capital Workshop

The Cooperative Capital workshop introduced Richard Lang's multi-level model designed to understand 'how are local projects supported in the sector'. This model draws on social capital and innovation theories and had been developed through several years' empirical research. This was the second of two workshops with field actors in Austria and England who had contributed to this research.



The model, shown left identified three levels:

- a. Level 1. Either based on sub-field labels or on how projects are set up (developer-led, group-led or existing community anchor organisations)
- b. Level 2. Sub-field umbrellas, regional hubs, CLHA (interesting attempt), Locality. Each with links to level 1.
- c. Level 3. 'regime level'. LAs, property developers and HAS, Ministry (CHF), Banks. Social investors and foundations (again links to level 1, sometimes via level 2)

Richard introduced the workshop by highlighting certain patterns that we have observed between levels and asked for participants' ideas on how these work, and whether the model makes sense.

In the rich discussion that followed there was input from three direct participants in the research: Carl Taylor from Redditch Cooperative Homes, Andy Bates from Leathermarket JMB and Ernst Gruber from the Austrian Umbrella for Collaborative Housing. Then the wider discussion was introduced by Darinka Czischke from Delft University of Technology.

**Carl Taylor** observed that there are more overlaps in practice than levels in the model indicate. Redditch Coop Homes operates at all three levels in the model. He argued that it is also important to show the benefits of 'cooperative capital' (e.g. community empowerment, confidence and economic transformation of communities). He would give greater emphasis to bonding and bridging capital as well as the linking capital theme of how projects secure support from the regime level.

**Andy Bates** told the remarkable story of how Leathermarket as a Tenant Management Organisation (TMO) had moved on to secure funding to build new homes on some of London's highest value land close to the Shard in North Southwark. **'We are building 27 homes to be let at council rents that will be occupied next week. We've got another 40 that the council are funding. We are tenant managed – organic community organisation managing 1100 homes in North Southwark. We have been going 20 years and had been around 18 years before we started to build.'**

**How we got here was contingency and luck!! Community Right to Build unspent money ...criteria not working – needed other ways to spend – got feasibility work done – talked to local property developers (prime area close to Shard)– got told off by council for bypassing S106 (planning gain) framework...luck of capital receipts from sales of council properties ...luck of CHF round 1 ...only Leathermarket and CDS were ready to spend in Southwark.....'If you can fit all that luck into a model you've done really well'**

So Andy argued that the model could not have predicted Leathermarket's good luck. However in discussion Andy agreed that this success had been a result of political shrewdness and relationship building to link Leathermarket's ideas to regime level resources and opportunities in a way similar to that shown in the model.



## Co-operative Capital Workshop

### Continued . . .

**Ernst Gruber** saw the model as a good way to make sense of quite a complex situation. He wanted to extend it to map the relative importance of different approaches and links over time and place. Building on Carl's comments he also argued that we should use the model to pick up differences from how conventional housing production works. *'The difference with CLH is uncertainty and experiment....trying to introduce approaches that are not there in the conventional model.'*

**Ernst** also wanted to add something to your results from Austria....*'some developer models are not easier for local groups to work with ..short timescales that are the same for small baugruppen as for larger HAs can be a real problem.. 5 week deadlines for concept proposals..it just doesn't work....timescale is very problematic in developer led models – it takes a long time to get the group going'*.

**Carl** then argued that individual isolated projects are often the most exciting but over time the ones with an umbrella body are the more likely to survive. In Birmingham's co-partnership movement of 1906, Bournville survived because it was linked to an umbrella (BVT) whereas Harborne didn't because it was isolated. Similarly with the wave of housing coops in 1970s and 80s, where they linked into a secondary they are still around whereas where they didn't they have been swallowed up. Richard clarified that umbrellas and hubs are important for long term sustainability.

**Darinka Czischke** linked the model to other international research seeking to understand the complexity of networks and players involved. She argued that *'If you look at it from the point of view of a single project then the perspective changes considerably. Who determines the levels of the actors? – the researcher. What if you ask others where the actors are located? My other comment is what are the institutional logics guiding each actors – are they more guided by commercial models, or by public good or by self-interest?'*

While the focus of the workshop on research models was not to everyone's taste, the discussion did lead to very practical themes of resources, power and change. Some key points included:

- power differences and connections between less and more powerful actors. Local based organisations can scale up. This is interesting and radical but will be resisted by power structures
- RL clarified that we need to make sure that communities are not seen as completely powerless actors without resources - upper levels have power of expertise (intermediaries) and decision making power (regime actors)
- different actors play different roles. It's not static because these roles tend to shift over time
- social network analysis might be used to give an idea of the strength of the links
- it would be good to show actual capital and resource flows and the wider climate that affects relationships between the levels
- there should be a focus on flows of different kinds of funding e.g. from Community Housing Fund and Crowd Funding in their impact on the relationships between the levels
- It will be important to track how CLH groups link to Homes England regulation and funding. Will groups go for registration or will they form partnerships with existing Registered Providers (RPs)?
- There are some brutal facts here. What happens when local groups engage with large RPs? Do they end up being taken over?

Two of the existing hubs in Bristol and Leeds were particularly interested in the practical uses of the model

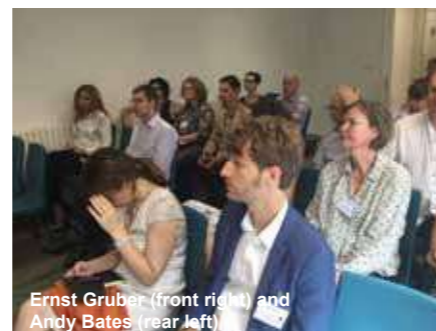
- *'we could think through the system in Bristol...what is missing and what could we do better'* Anna, Ecomotive, Bristol
- *'it is good to use the framework to play with ideas and begin to think differently...we could definitely use this with the Leeds hub'* Steve Hoey, Leeds Community Homes



Richard Lang



Carl Taylor (centre)



Ernst Gruber (front right) and Andy Bates (rear left)

## Existing Housing can be Community-led too

### Facilitator:

**Jon Fitzmaurice**

### Speakers:

**Amelia Bilson** – Middleport Matters

**Cheryl Dockery** – Stockland Green Opportunity Housing and Training (SGOHT)

**Rachel Chiu** – Spring Housing

**Jon Fitzmaurice introduced the workshop as about the 'other side of the coin' of community led housing – moving away from new builds to consider orchestrating community led housing in existing stock. It proved to be one of the most popular sessions of the conference.**

Jon pointed out that many housing associations and co-ops got started by tackling homelessness via refurbishment of vacant properties, intervening in poor quality private sector housing and combatting exploitative landlords. Local examples included COPEC, Midland Area Improvement Housing, Shape Housing Association and Small Heath and Balsall Heath Co-ops.

The overriding government priority is now about delivering new homes and the current risk-averse environment means that new initiatives involving existing stock might seem less appealing, but there are so many terraced houses in Birmingham that we really need looking after.

The aim of the workshop was to learn from organisations who are making best use of existing stock and the need for a new wave of community-driven housing to follow them.

### 'Making the Most of Morton Street'

#### Amelia Bilson - Middleport Matters



Middleport in Stoke on Trent was once part of the Housing Market Renewal Pathfinder Programme but HMR was abandoned. Houses were standing empty and areas went into decline. Middleport area was marked by dereliction, with schools, churches and community centres demolished and many other buildings unused or in a very poor state of repair.

Middleport Matters brought local residents together in a community-led initiative to do something about this decline. After receiving support from Locality, the group became an incorporated social business with a vision of Middleport as a 'safe, thriving and welcoming place for everyone'.

The organisation quickly developed aspirations about where they wanted to be, and began looking at how to get there, inspired by Witton Lodge in Birmingham and Canopy in Leeds. The first stage of their plan was to look at existing sites each with its own complex issues. Finally, the terraced houses at 6 to 12 Moreton Street were chosen to provide a solution to the need for diverse housing. Middleport Matters are hoping to persuade the Council to sell the stock to them and are considering the option of knocking two houses into one to provide family homes.

**In the Q & A session Amelia clarified the voluntary status of board members, the support provided by Locality and Power to Change, the plan to generate income through housing to provide local jobs, and future possibilities including a derelict flour mill which they would like to use to restore but this will take £3 million. She concluded: 'We want to start small, get some credibility and income and then move onto bigger plans! I am passionate so will continue to do this regardless.'**



# Existing Housing can be Community-led too

continued . . .



Cheryl Dockery SGOHT

Stockland Green has an interesting history: it was the site of a large asylum and has a lot of Victorian architecture but began to go into decline during the twentieth century. There is a strong community spirit with active councillors and ward forums who had identified the lack of good quality private sector housing and the volume of poorly managed Houses in Multiple Occupation (HMOs) as key local issues. SGOHT was a set up in response to these issues. It is part of the Pioneer Group, but has autonomy, with its own local Board to shape future activities and investment in the area.

SGOHT isn't just about providing homes; it is also about giving opportunities to people in the area. For example, the organisation bought a property and partnered with a local training provider to engage young people in the community and provide them with opportunities to help with renovation.

As part of the Pioneer Group, SGOHT can access grants through Homes England. SGOHT charges market rent to ensure viability and provides high quality refurbishments to attract professional tenants with a connection to Stockland Green.

**In answer to questions Cheryl confirmed that SGOHT has stimulated a wider improvement in the quality of HMOs. 'We are seeing a lot more en-suite bathrooms and newly fitted kitchens in other properties in the area.'** There have also been positive outcomes for young people through apprenticeships.



Rachel Chiu, Spring Housing Association

Spring was founded in 2014 and their model was based on refurbishing and then leasing private rented stock to open up the market for those who wouldn't otherwise be able to access it. Most of the stock is leased from private sector landlords.

Spring provide general needs and specialist services for clients and currently have over 350 properties, with 550 units, 25% of them are let at 'exempt' rent levels (using the exempt Housing Benefit regulations to charge in excess of Local Housing Allowance rates and providing care, support or supervision to the client group).

Spring's priorities are ensuring the safety and dignity of the client group. In order to help residents to sustain their housing and build links within their communities, Spring operate a 'Rent Relief Fund' for tenants who secure employment. This enables residents to move into employment and avoid the benefit trap. Residents can remain in their existing property and Spring will match the rent to their new circumstances.

Spring encourages landlords to purchase empty community buildings and lease them to Spring so that they can create homes and community spaces. One such example is the Adam and Eve pub in Digbeth which was purchased by a local landlord and leased to Spring. It has supported living flats on the top floor and a social enterprise and conference space on the ground floor.

**In response to questions Rachel confirmed that Spring can house people on the day of application subject to essential checks and having a suitable property. Spring has grown very quickly by investing in relationship building and partnerships and demonstrating good quality housing and an effective and sustainable service.**

**Summing up the workshop, it was agreed that:**

- Refurbishing existing homes has a key role to play in the community led housing movement, both in terms of improving the quality of the existing stock within a community and in encouraging the improvement of the surrounding area.
- Working with existing stock can promote community cohesion. CLH should not just be about supply and access but also about creating opportunities for residents and improving their overall quality of life.
- The speed of mobilisation when working with existing stock in the private rented sector is a huge advantage. Utilising existing stock and working with existing or interested landlords enables these organisations to meet need quickly.



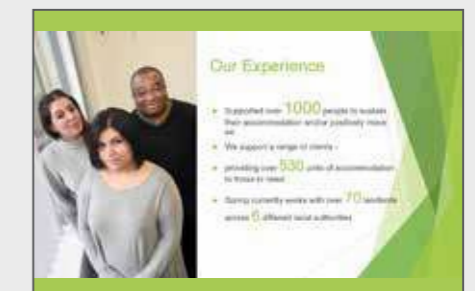
By Amelia Bilson



By Cheryl Dockery



By Rachel Chiu



All conference presentations from the whole day can be downloaded at:  
<https://www.birmingham.ac.uk/schools/social-policy/news/2018/07/hope-for-housing-conference.aspx>



## Making it happen here and now

The final plenary chaired by Jon Fitzmaurice provided some direct lessons for Birmingham to make it happen here and now and concluded with a very positive response from Councillor Karen McCarthy, then Cabinet Advisor for Homes and Neighbourhoods – Localism and now Cabinet Lead on Planning.

**Steve Hoey** discussed the role played by 'people power' in Leeds. He told the story of Leeds Community Homes an alliance formed from an already strong CLH sector to establish an enabler hub for the City Region and a community share issue.

**'Our first big project was our community share issue which raised £360,000 from 274 individuals and organisations'**. This gave LCH equity on their balance sheet and enabled them to develop new homes with a local developer on a section 106 site. It enabled further borrowing, helped secure Power to Change funding and gave a membership base for 'people power'

Steve discussed the positive support provided by Leeds City Council which has created a good environment for CLH for over 25 years: giving peppercorn leases on empty properties for up to 99 years, using Right to Buy sales receipts, section 106 deals and commuted sums to support CLH housing projects, giving interest free loans and access to land (usually on difficult sites). Good relationships with officers and councillors underpin this.

**Helen Williams** discussed the role that community anchor organisations can play. Locality is a national organisation supporting local community action and has a community-led housing network with 50 members who share learning on what works. These organisations are deeply engaged with local communities including in some of the most deprived neighbourhoods and often come with an asset base, sometimes including land and track record of management. Many are diversifying into housing as a way for local communities to take control to meet housing need. Helen discussed inspiring examples such as North Ormesby CLT who have focused on private renting and have purchased properties from a local housing association. In Birmingham Kajans are well placed to move into their housing project for 30 young people from their experience in refurbishing and managing a community hall. **'Community organisations live and breathe keeping it local, benefit the local economy and provide wider support to their neighbourhoods'**.

**Tom Moore** discussed the role of partnerships with housing associations. These have lent credibility to local community projects, helped to secure grant and funding and enabled local communities to achieve their local affordable housing objectives with less risk and burden to their organisations. Now that Registered Provider status is a requirement for CHF social and affordable rent schemes, partnerships with RPs can provide a route to access subsidy. He gave successful examples from Wessex and Cornwall where intermediaries have helped local communities get good partners and RPs have benefitted from turning 'NIMBYs into YIMBYs and releasing sites that would otherwise not have become available'. However, there can be challenges where HAs are not willing to relinquish control to communities and it is important that communities get their fair share of the grant. **Tom concluded that there is not one size fits all and CLH groups need to balance the advantages of independence and developing an asset base against lower risk and burden of developing through an RP partner.**

**Carl Taylor** presented the role of cooperatives and introduced the Confederation of Cooperative Housing (CCH) which supports 185 member coops. **He noted that 'wherever you go in the world you will find successful models of cooperative housing'**. He talked about 'Bringing Democracy Home' <http://www.cch.coop/bringing-democracy-home/> the Commission on Co-operative and Mutual Housing and the range of mutual models available for CLH homes from rent, self-build, co-housing to equity models. He highlighted the success of the Student Housing Cooperative in Birmingham. CCH can provide guidance based on successful cases including the Wales co-operative sector programme. He introduced Redditch Cooperative Homes which has 700 rented homes in partnership with Redditch Council and Accord Group using a lease model and management agreement. He concluded by identifying five ways in which Birmingham City Council can support CLH.



Jon Fitzmaurice



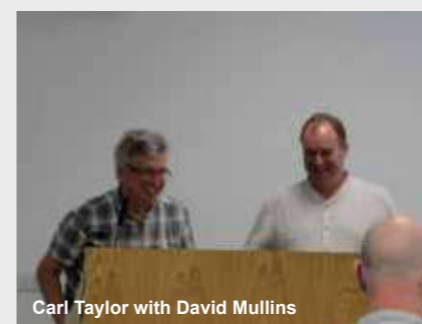
Jon with Tom Moore and Helen Williams



Nick Reynolds



Councillor Karen McCarthy



Carl Taylor with David Mullins

**Nick Reynolds** discussed the role of Tenant Management Organisations (TMOs) as chair of the National Federation of TMOs which has 200 TMO members and is based in Birmingham. He showed the role of TMOs in promoting community control of local authority housing and research evidence of the benefits of this. Roman Way Estate is a TMO right next to the University. It manages over 200 council properties on behalf of Birmingham City Council (since 2011 under the Right to Manage Regulations). **'with us as tenants setting the strategic direction of service delivery by our staff. We are proud of our estate, proud of our community and proud of our services, we strive not just to make the estate a place to live but above all a GREAT place to live'**.

This was confirmed by a positive vote in the five yearly continuation ballot. Nick listed the four other TMOs in Birmingham, totalling 1265 homes and argued that the City Council should promote tenant management to as many groups as possible and educate employees and councillors on the existence of tenant management within Birmingham.

**Councillor Karen McCarthy**, closed the conference by confirming the Council's support for CLH to give hope for people in housing need and its commitment to work in partnership for inclusive growth in neighbourhoods.

She noted that a key challenge for the Council is the expectation that it can provide resources including land, which is at a premium with cranes now occupying great swathes of the city. The Council's self-build site release policy is predicated on disposal at best consideration but it is recognised that **'not every group with an aspiration to build housing for their own community can work within that and we need to ensure that support is provided'**.

Councillor McCarthy asked 'So where do we look for the good news?' As a Labour and Coop Councillor Karen McCarthy was delighted with the Cooperative Council's Innovation Network report (2018) **Community-led housing: A key role for local authorities**. She rated the Council's progress in meeting this guidance as **'two and a half out of six, but we've made a start and the report shows what can we could achieve if we worked together'**.

Birmingham can learn from other authorities and Councillors will look to move forward to a full commitment to the CCIN guidelines and support Birmingham Community Homes. She welcomed the conference and the contribution everyone here today is making to getting Birmingham back to where it should be.

### The Role of Birmingham City Council

- Develop a strategy for enabling all 3 routes to delivering community led housing are viable (new start ups, existing organisations and developer led partnerships)
- Support a regional hub to support the growth of the sector
- Identify sites that would lend themselves to community led approaches – do not see it as an option of last resort where everything else has failed!
- Actively promote options for community led housing to communities including in existing housing stock as well as new build and refurbishment
- Ensure that Councillors and Council employees are trained and knowledgeable regarding community led options

Carl's Taylor's five ways for the council to support CLH



## Feed ... back and Forward

**This autumn we asked a number of participants to reflect back on what the Hope for Housing conference had meant to them and how it fits into their ongoing lives and work. This feedback confirms the timeliness of the conference and the diverse bedrock of support from academics, architects, activists, CLTs, communities, coops, tenants and residents, self-help groups and social enterprises that ensures community-led housing will move forward in Birmingham and beyond.**

### 1. Colin and Jennifer Wallace: Grace and Favour Community

We are a group of local Birmingham families who started out as friends sharing a vision to build low cost, sustainable homes, then established as Grace and Favour Community in 2015. We are part of a growing number of passionate people who are hoping for and pursuing genuine changes in our approaches to the housing challenges we face in Birmingham.

At the Hope for Housing Conference we got to hear from those actively involved in the changes community-led housing is making in other cities. This was very encouraging and inspiring, but also highlighted the growing need for communities to be actively involved in addressing their own housing needs. Grace and Favour Community believes there is an opportunity for community-led housing to impact the landscape and help shape the future of housing across our City.

### 2. Afzal Hussain, Witton Lodge Community Association

Established in 1994, Witton Lodge Community Association has overseen the regeneration of Perry Common by championing community-led housing. Demonstrating an alternative approach to housing development that works with and alongside local communities, the Association has developed new homes and created flourishing communities. Over the past 5 years we have been working with like-minded organisations to promote community-led housing to provide a viable solution to the housing crisis, genuinely affordable homes and an asset base and revenue streams to transform our neighbourhoods.

Building on earlier successful events, we were delighted to be involved in the Hope for Housing Conference, which brought together academia, policy and practice to set-out the case for greater collaboration and the creation of an Enabler Hub in Birmingham. Since the conference, huge strides have been made and we are confident that community-led housing will deliver much needed affordable homes and become an integral part of the local and national housing landscape

### 3. Lidewij Tummers: Researcher and Activist from Netherlands

The Hope for Housing Event was a very enriching experience for me because it showed there are so many alternatives when we stop seeing housing as a commodity. Important take-aways were the debate on the pros and cons of becoming a registered provider, the lunch panel was a great line up I really enjoyed that debate very much and learned a lot from the CLTs and other projects. However, I missed discussion of the Syndikat model (perhaps next time?) The stroll in Winterbourne Garden was a real bonus!

### 4. Tom Chance: National CLT Network: Conference Speaker

'Look out Vienna, here come the Brummies! I expect that, were we to return to Birmingham in five years (ten housing ministers later!) we will find a pipeline in the West Midlands in the thousands.' Extract from Tom's post conference blog:

[www.communitylandtrusts.org.uk/article/2018/7/9/toms-blog-hope-has-arrived-for-housing](http://www.communitylandtrusts.org.uk/article/2018/7/9/toms-blog-hope-has-arrived-for-housing)

### 5. Carl Taylor, Birmingham Cooperative Housing Services (BCHS)

For over 40 years BCHS has been supporting Communities in the West Midlands to take control of their housing. We have supported and facilitated the development of thousands of Community Led Homes and Communities. We continue to be the largest developer of Community Led Housing in the Country able to support Communities with training and facilitation through to architecture and development. We were inspired by the Hope for Communities Conference. It is a long time since there had been such a large and enthusiastic gathering of people wanting to Co-operate to make a difference in Birmingham. The Conference has laid the basis for significant growth in Community Led Housing in Birmingham.

### 6. Eddy Morton, Stourbridge Community Development Trust (SCDT)

SCDT is a not for profit CIC formed this year to raise awareness and provide solutions to a wide range of socio economic issues in the Stourbridge area. Ours is a holistic vision of community wealth building within a circular economy that is sustainable and progressive. In a short space of time we have brought the issue of community led housing and its role in helping to solve the housing crisis to the forefront of the local debate, we are forming a new local CLT as well as supporting the Wyre Forest CLT. The Trust is opening a shop under the "Made in Stourbridge" brand to support creativity in the town, is involved in asset transfer of land to build an eco-house for affordable rent and lobbying the council about the installation of solar panels on council housing. We are members of the national CLT network and Locality and were very pleased to be able to attend the Hope for Housing conference which provided some great contacts and information.

### 7. Naomi Fisher, Architect with St Pauls Trust and Balsall Heath.

As an architect working predominantly in the community sector, the Hope for Housing conference did bring hope to this small and sometimes misunderstood sub-sector of housebuilding. Events like this that bring together research and practice, are essential in metaphorically preparing the landscape to plant and nurture community-led schemes. As I am often involved in the early stages of project inception, the conference infused in me a new hope that this is a viable model, for our city, with the right support, that I can bring back to the communities in which I work; the natural next step being to realise more built examples of the many forms it takes, including the exciting proposals for Balsall Heath.

### 8. Dave Cussack, St Pauls Trust.

The conference in July was a really useful and informative day hearing examples of community housing projects in the UK and abroad. I was particularly inspired by the work of the groups in Stoke and closer to home Stockland Green.

The workshop I presented in around the Balsall Heath community housing proposal was really helpful in terms of feedback & suggestions on making the proposal a reality. The conference reenergised my determination to make our proposal reality in Balsall Heath.

### 9. Nick Reynolds; Roman Way TMO, Hope for Housing Conference Speaker

The National Federation of TMOs (NFTMO) now has its registered office on our estate. The NFTMO is the representative body for TMOs and both organisations are proud to promote and celebrate tenant management both at a local but also a National level. The Hope for Housing Conference was a perfect opportunity to showcase tenant management and myth bust to show how great TMOs really are.

### 10. Jeremy Monk-Hawksworth Black Country Make CIC

The Hope for Housing Conference was well attended and had a good mix of attendees across the organisations responding to housing delivery question and I liked the size of it, you got to talk with quite a few people working on different solutions. Very much enjoyed the participatory workshops and conversations with academics but a bit more diversity in the pool would have helped. Would like more follow up engagement.

### 11. Owen Newbold Priced Out and Generation Rent

The lobby campaigns 'Priced Out' and 'Generation Rent' are both seeking to raise awareness of the consequences experienced by communities when they lose access to secure housing due to the fall in owner occupation and it's replacement - the Private Rented Sector - being based on insecure temporary tenancy contracts. Community-led housing offers that security and that is fundamentally why we wish to support it. The more information being shared on how communities can generate housing for themselves through events like Hope for Housing the better. A number of private tenant unions are springing up around the country now and our hope is that community led housing will be a key part not only of the generation of newbuild but also of how we manage our existing stock and the occupancy rights of tenants and the communities that they form part of.

### 12. Nancy Holman - Herefordshire Centre for Community-Led Housing

Herefordshire Centre for Community-led Housing had only just officially opened its doors with a full time project development manager when the conference took place. It was great timing for stimulating thoughts and plans as well as for making contacts for further learning and sharing. In particular the emphasis on linking with community groups concerned for other aspects of welfare was helpful. The research aspect and international context was interesting but I would like to see more examination of the effects of projects which have been up and running for a number of years on residents as well as the organisations concerned. For example in the UK the Threshold Centre is the oldest co-housing group (10years) which has a partnership with an RP so that 50% of the properties remain affordable and studies of how it has worked can inform future developments and partnerships.

### 13. Ifor Jones - Pioneer Group

The Hope for Housing Conference was a pivotal event for community-led housing in Birmingham and helped to crystallise the steering group in its vision for our organisation to develop policy, grow the network and support new groups.

The Pioneer Group has for 25 years been committed to a vision of community-led neighbourhood regeneration and keen to play an active part in spreading this vision across the City and region.

### 14. Jon Fitzmaurice OBE - Self Help Housing Network

**Timing is everything and this Conference took place at exactly the right moment. There's currently an upturn in interest and support for community led housing among funders and government and the Hope for Housing Conference, among other things, provided a great opportunity to showcase what's already going on in Birmingham and what could be achieved given the right support and encouragement. Birmingham has an impressive track record in relation to supporting and developing community led housing and the conference will have done much to fuel a new wave of activity.**



## Change is Happening!

The six months since Hope for Housing have been an exciting time for Community-Led housing in Birmingham and across the country; and productive international exchanges have continued



BCH Steering Group

### Birmingham Community Homes (BCH)

Since the Conference, inspired by Steve Hoey we shortened our working name (from Birmingham Community Led Housing Partnership) and with assistance from David Alcock we plan to incorporate Birmingham Community Homes as a Community Benefit Society before the end of 2018.

The Steering Group for BCH has been meeting monthly to complete the necessary preparation on governance, enabler hub development, networks, policy and evaluation.



Karen Cheney consults on Working Together in Neighbourhoods at BCH soft launch

### Building the Birmingham Network

To galvanise support networks, a soft launch event was held by Andy Reeve, at Birmingham Impact Hub on July Andy writes:

*'Over 40 people attended our soft launch to show support for how community led housing can play a key role in enhancing neighbourhoods, challenging health and wellbeing issues and all the while building a more inclusive city. It showed the energy and the people are there now to refocus our efforts on community led housing in Birmingham, to use some of the Community Housing Fund to catalyse a new movement. Inspired by cities like Leeds, Bristol and Liverpool as well as examples in our city we want to grow the conversation around housing in Birmingham further.'*

*Ultimately, everyone agreed we want to see community led housing become the default delivery mechanism for new housing in Birmingham. At first we want to see 5% of the 80,000 homes built in Birmingham by 2031 to be community-led. We also want to see an increase in community control of existing homes in order to build stronger and successful neighbourhoods'.*

### Power to Change Funding

In late September we were delighted to hear that our application to Power to Change for the early development of the Birmingham Hub had been successful. The application made by Afzal Hussain at Witton Lodge Community Association with input from Meena Bharadwa from Locality and steering group members will enable us within 12 months to deliver:

- A new legal entity for Birmingham Community Homes with an open, democratic and accountable membership structure.
- A Strategic Vision and Delivery Plan (land, finance, empowerment strategies) for CLH in the city based on all three development models: new groups, existing groups and developer/community partnerships and other forms of CLH (rehabilitation and private rent).
- A sustainable business model for the Enabler Hub that includes income generation, match funding/investment and builds in sustainability.
- An established and growing network of local organisations who are interested, engaged and developing CLH.
- CLH Advisor Training (CCH) to enhance skills, grow capacity and ensure quality advice and support.



BCH Soft Launch July 2018



Signatures of support at soft launch

Following incorporation as a Community Benefit Society, BCH is expected to assume formal responsibility for the governance of the hub. BCH has 2 main objectives; Influencing and Enabling. We will build trust and engagement from a wide range of stakeholders and develop Enabling Tools to support all forms of CLH by:

- **Promotion of the opportunities for and benefits of CLH;**
  - o Links to community regeneration and housing needs policy and targets
  - o The impact of CLH projects on communities
- **Supportive changes to Planning Policy/Local Development Plan**
- **Accessing public land and securing sites through partnerships with developers**
- **Accessing finance**
  - o Community Housing Fund
  - o Secondary Loan Fund
  - o Prudential Borrowing
  - o Community Share Issues

### West Midlands

Elsewhere in the West Midlands region there have been exciting new developments.

Here are just a few:

In July the Herefordshire Centre for Community-Led Housing (HCCLH) was set up in partnership with Herefordshire Council with funding from the Community Housing Fund to provide an easily accessible source of information and support about everything relevant to community-led housing.

On 19 September 2018 the West Midlands Community-led Housing Conference was convened by Shropshire Rural Community Council and ACRE with support from Nationwide Foundation with participants from across Hereford and Worcester, Warwickshire, Shropshire, Telford & Wrekin and Staffordshire

<https://www.shropshire-rcc.org.uk/news/a-future-for-community-led-housing-in-the-rural-west-midlands-region/>

In October Stourbridge Community Development Trust held a meeting to promote local community-led housing projects including ambitious proposals for a CLT for the derelict Longlands School site.

<https://www.stourbridgenews.co.uk/news/16332567.new-community-group-puts-forward-alternative-plan-for-longlands-site/>

### Community Housing Fund

Following the issue of its Prospectus a week before the Conference, regional offices of Homes England began to invite applications to the Community Housing Fund for revenue and infrastructure. In September Phase 2 guidance for capital funding for projects was issued and further bidding guidance was produced in October.

BCH will be working with Birmingham City Council and Sarah Streeter at Homes England to support CHF applications.

**Community Land Trusts and their role in the Housing Market**  
Tuesday 23rd October  
Cellar bar at Katie Fitzgeralds  
7.00pm to 9.00pm

Join us for a discussion about the formation of a Stourbridge Community Land Trust with speakers Rebecca Winsor from the New Economic Foundation, David Mullins from Birmingham University and Carl Taylor Development manager of Accord Housing group. In the light of recent developments around the issue of housing at the old Longlands school site in the Old Quarter (Stourbridge), where planning approval is currently in abeyance, and the planned 250 houses by the canal arm, we here at SCDT are pushing forward with plans for residents to form a CLT. This would provide a stronger voice of opposition to the plans and help to create an alternative vision of development in the Stourbridge area.

**THE ECONOMICS FOUNDATION** **Locality** **Accord** **CLT**

For more information on the Community Development Trust or to provide online feedback regarding our alternative vision go to our website at: [WWW.STOURBRIDGECOMMUNITYDEVELOPMENTTRUST.CO.UK](http://WWW.STOURBRIDGECOMMUNITYDEVELOPMENTTRUST.CO.UK)



Eddy Morton addresses public meeting in Stourbridge



## Change is Happening!

continued . . .

### Research and Evaluation

An important theme of the conference was to seek closer collaboration between research and practice. There were commitments from Ministry for Housing Communities and Local Government and Homes England to promote research and evaluation on the impact of the Community Housing Fund. Meanwhile Tom Chance from National CLT Network made a strong case in his follow up blog **'we really need researchers to work with us, as those attending are doing. I don't think we understand, very well, how to support CLTs to succeed. At the National CLT Network we are open to learning and then changing what we do. We don't have all the answers. We're going to collaborate with the academic community to set those questions and ask the Government to pay for the research.'**

As part of the BCH Steering Group, Housing and Communities Research Group has placed a strong emphasis on creating learning and evaluation opportunities as the work proceeds; and this was reflected in our successful proposal to Power to Change. Since the conference David Mullins and Tom Moore have been working with the UK Cohousing Trust to promote ideas for formative evaluation of Community Housing Fund and stronger collaboration between the academic community and the community-led housing sector; e.g. more transparent commissioning and more open access to findings from research on CLH and more productive collaborative arrangements to deliver mutual benefit from academic studies (PhDs, masters dissertations etc.) with community housing partners.

### Wider Networking

Strong international networks are spreading ideas and opportunities for learning more:

Just one day after the conference, the University of Birmingham hosted a research exchange organised by Melissa Fernandez Arrigoitia from University of Lancaster on Inclusive Collaborative Housing Futures. This gathering took advantage of the presence of many researchers in Birmingham for Hope for Housing. It aimed to critically address current tensions and debates on the potential and limits of collaborative housing both locally and internationally. It brought together UK and European researchers from the (multi-disciplinary) collaborative housing field to ask: where is CH going? how inclusive is that crafted future? Who is seen to belong? and many other questions.

Several conference participants are active members of the **European Network for Housing Research Working Group on Collaborative Housing** which is convened by Claire Carriou, Darinka Czischke, and Richard Lang to stimulate and promote academic research on collaborative housing. <http://www.enhr2018.com/programme/workshops/collaborative-housing/>

Another international network that has recently been taking an interest in the Hope for Housing space is the **European Federation for Living (EFL)** whose recent fieldtrip to Barcelona in September provided an opportunity to visit the first of seven co-operative housing projects being developed on land leased by Barcelona council as part of its Right to Housing Plan <https://www.efl.eu/news-and-articles/efl-news/barcelona-study-visit-2018/>



La Borda Housing Cooperative Barcelona.

Informed by Hope for Housing, David Mullins presented in Barcelona on **'access to public support and funding for self-organised and collaborative housing projects'**. This wider context of public support was taken up again at EFL's Social Domain Study Group which joined EURHONET for a **visit to Birmingham in October 2018 hosted by Accord Housing with a visit to Redditch Cooperative Homes** that had received public support from Redditch council several decades earlier.

Another BCH steering group member Nic Bliss has been harvesting learning from the **Canadian cooperative sector** through his Winston Churchill Fellowship. Nic's reports from Canada have provided much food for thought <http://www.cch.coop/2018/07/15/le-dernier-blog/> and inspired the new **Cooperative Foundation** model for people powered homes on a larger and cross-tenure scale that Nic will be promoting in this country. Who know's Birmingham may get to develop the prototype!! Nic's report on a recent **study visit to Berlin** provided further reflection on larger scale cooperative models

<http://www.cch.coop/wp-content/uploads/2018/10/Delivering-homes-at-scale-in-the-Berlin-co-operative-housing-sector-1.pdf>

BCH steering group has discussed the possibility of **peer exchange visits to Vienna**.

All these networks are accelerating learning transfer and supporting the spread of Hope for Housing.

Long may this continue!

## Where to get further information

- The Hope for Housing Conference <https://www.birmingham.ac.uk/schools/social-policy/news/2018/07/hope-for-housing-conference.aspx>
- Birmingham Community Homes <https://www.birminghamcommunityhomes.com/>
- National community land trust Network <https://www.communitylandtrusts.org.uk>
- Confederation of cooperative housing <https://www.cch.coop>
- UK Cohousing Network <https://cohousing.org.uk>
- Self-Help Housing <http://self-help-housing.org>
- Locality <https://locality.org.uk>
- 'Community-Led Housing: a Key Role for Local Authorities' [www.ccinhousing.co.uk](http://www.ccinhousing.co.uk)
- CLH Toolkit Community-Led Housing: a resource for local authority and housing professionals <https://clhtoolkit.org/>
- Making the case for community-led housing on public land [http://neweconomics.org/2018/05/making-the-case/?\\_sft\\_latest=research](http://neweconomics.org/2018/05/making-the-case/?_sft_latest=research)
- Evaluation of Urban CLT Pilot Programme 2014/17 [http://www.communitylandtrusts.org.uk/\\_filecache/f28/204/635-final-ucltp-report.pdfE](http://www.communitylandtrusts.org.uk/_filecache/f28/204/635-final-ucltp-report.pdfE)
- Co-operative Capital <https://www.birmingham.ac.uk/schools/social-policy/departments/social-policy-sociology-criminology/research/projects/2015/cooperative-and-community-led-housing.aspx>
- Gruber, E., Lang, R. (2018) Collaborative housing models in Vienna through the lens of social innovation. In G. Van Bortel, V. Gruis, J. Nieuwenhuijzen, B. Pluijmers (Eds), Affordable Housing Governance and Finance: Innovations, partnerships and comparative perspectives, (pp. 41-58). London: Routledge. ISBN: 9781138082786
- Empty Homes Community Grants <https://www.birmingham.ac.uk/schools/social-policy/departments/social-policy-sociology-criminology/research/projects/2015/empty-homes-community-grants.aspx>
- Self Organised and civil society participation in housing provision. International Journal of Housing Policy <https://www.tandfonline.com/doi/full/10.1080/19491247.2018.142232>





## Recent Publications on Community Led Housing

Amongst the recent advancing tide of writing on community-led housing there are several must reads for conference attendees as **David Mullins** now reviews:

Not since the heyday of co-operative housing in the 1970s when the Cooperative Housing Agency provided copious steering and support has there been such a complete set of guidance for those wishing to support community-led initiative in housing.



**The Cooperative Council's Innovation Network** (2018) has provided the ultimate spur to local authorities in its report '**Community-Led Housing: a Key Role for Local Authorities**' [www.ccinhousing.co.uk](http://www.ccinhousing.co.uk)

This report gives the key arguments on why authorities should support community-led housing and 12 varied case studies on how this has worked in practice. I particularly liked Councillor Tony Newman's (Croydon Council Leader) foreword arguing that councils should support CLH '*precisely because we recognise the shortage of public sector resources for housing. All forms of delivery are going to be needed if we are to meet the challenge of increasing housing supply, and CLH can help*'.

The report goes on to show how CLH can also support regeneration and bring empties into use and empower communities and build resilience.

Examples of local authority leadership and policy support, land and planning, asset transfer, funding and enabling are clearly set out in the 12 case studies for other authorities to follow. It was good to see the example of Redditch Borough Council from our region and Leeds City Council whose work with Leeds Community Homes will feature at our conference.

It will be good to hear Councillor Thompson's thoughts on Birmingham's response to the report in our final plenary.

Meanwhile **Coops for London** makes the case for investing in co-operative housing in **Co-operate not Speculate**, highlighting the key differences and social value of coops and CLH compared to housing associations, the history of broken promises from politicians and calls for legal and financial backing and use of public land for co-operative housing in London.

[https://docs.wixstatic.com/ugd/01b72c\\_8a6417c6b6604de081f6efaab3a13d32.pdf](https://docs.wixstatic.com/ugd/01b72c_8a6417c6b6604de081f6efaab3a13d32.pdf)

For a more technical guide for local partnerships such as Birmingham Community-led Housing Partnership we recommend the **CLH Toolkit Community-Led Housing: a resource for local authority and housing professionals** <https://clhtoolkit.org/> with expert guidance in legal, planning and finance issues. For example there is invaluable legal back up for land or property disposals below market value where social value can be demonstrated, successful models of long-term leases for community-led groups that address lenders' concerns about security and guidance on the role of self-build registers (such as Birmingham's) in supporting the release of sites. Also of relevance to Birmingham is a section on delivering CLH through local authority development companies. There is also a very helpful guide to the mélange of grants and loans that new groups need to engage with to develop their organisation and projects, including the recent rise of crowdfunding (successful examples of which from Leeds and from Linz in Austria will feature at the conference).

Another recent publication aimed at community groups spotting public land or buildings being disposed of and wanting to make the case for community use. **New Economics Foundation NEF**, who have recently held exciting events at Birmingham Impact Hub, have provided a detailed set of guidance on **Making the case for community-led housing on public land** to enable groups to make the case for social value considerations in disposals. NEF are campaigning for 'less than best consideration' legislation to be extended to cover all public land, and social value put at the centre of public land disposal policies in the future.

[http://neweconomics.org/2018/05/making-the-case/?\\_sft\\_latest=research](http://neweconomics.org/2018/05/making-the-case/?_sft_latest=research)

## Recent Publications on Community Led Housing

Turning to the academic publications which will feature at the conference, Tom Moore will be introducing a report for **National Community Land Trust Network** by University of Sheffield, Sheffield Hallam, Liverpool and Birmingham Universities on **The Urban CLT Project Evaluation**. This draws on a survey and five qualitative case studies to assess the results of the Urban CLT Project, aimed at supporting the expansion of CLTs in urban areas which provided 19 participating CLTs with small grants and peer networking support to accelerate their housing plans and delivery. The study found that Urban CLTs are deeply embedded in their local communities, with over 300 volunteers and over 5,000 members. Projects leveraged £19 for every £1 of grant, 90% of this coming from either charitable foundations or Central Government. While the projects were still in early phases of developing new homes, by Summer 2017, 8 projects had completed over 72 homes, 51 of which were already occupied. The first four completed schemes were at Bristol CLT, London CLT, Granby Four Streets in Liverpool, and West Rhyl in Wales. Planning permission had been secured for a further 50 homes but access to land was a crucial barrier for scheme development and many groups were looking to asset transfer from public bodies. The study found that participants were moving into roles within emerging Community-Led Housing Hubs which may prove to be the most significant legacy of the Urban CLT Project.

The conference will also feature contributions based on the recent **special issue of International Journal of Housing Policy** on Self-organised and civil society participation in housing Provision. The seven papers in this Special Issue, address case studies of community land trusts, co-operatives, self-help housing and collaborative housing within different societal contexts using a variety of analytical frameworks. We find that the Global Financial Crisis alone is not a satisfactory explanation for the resurgence, with the social origins and drivers often being deeper and more enduring and variable between national contexts. The term 'collaborative housing' is gaining ground as a dominant descriptor – shifting the focus from self-organisation to partnership and embracing different degrees of community leadership and benefit. This Special Issue provides a platform for comparative research at the micro-level of organisations, the meso-level of stakeholder co-production and policy, and the macro-level of welfare regimes.

It identifies several analytical tools including the mapping of co-production relationships between the state, market and civil society stakeholders, tracking policy interventions across the policy cycle, and evaluation of organisation values and outcomes across organisational lifecycles. A critically-engaged stance is needed to consider the consequences of institutionalisation and scaling-up on social outcomes.





## About us

The **Housing and Communities Research Group**, led by Dr Halima Sacranie, undertakes leading edge research and teaching as part of the School of Social Policy at the University of Birmingham.

**For more information please contact:**

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**Emeritus Professor: David Mullins - [d.w.mullins@bham.ac.uk](mailto:d.w.mullins@bham.ac.uk)**

### Birmingham Community Homes Steering Group

Organisation name	Involvement	Status	Lead contact
20 20 Housing Cooperative	CLH delivery partner	Member of the project steering group	Nic Bliss
Birmingham City Council	Influencer and possible match funding partner	Member of the project steering group	Guy Chaundy, Karen Cheney
Birmingham Cooperative Housing Services	CLH delivery partner	Member of the project steering group	Carl Taylor
Birmingham Social Housing Partnership	CLH delivery partner	Member of the project steering group	Sophie Hall
Confederation of Cooperative Housing	CLH delivery partner	Member of the project steering group	Nic Bliss
Impact Hub Birmingham	CLH delivery partner	Member of the project steering group	Andy Reeve
Locality	CLH delivery partner	Member of the project steering group	Meena Bharadwa
The Pioneer Group/Castle Vale Community Housing	CLH delivery partner	Member of the project steering group	Ifor Jones, Kate Foley
Witton Lodge Community Association	CLH delivery partner	Member of the project steering group/ nominate fund holder	Afzal Hussain, Linda Hines, Gareth Hopkins
National Federation of Tenant Management Organisations	CLH delivery partner	Member of the project steering group	Nick Reynolds
University of Birmingham	Influencer/ research and evidence	Member of the project steering group	David Mullins
	Legal and Governance Adviser	Seconded	David Alcock

And Finally

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