

Community-led Housing



Dumfries & Galloway Small Communities Housing Trust

Mike Staples, Chief Executive



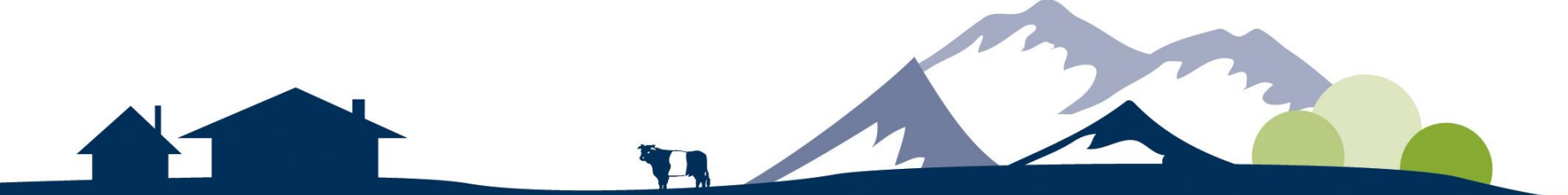
DGSCHT

- Promoting and supporting rural affordable housing investment and Community Led Housing in settlements throughout Dumfries and Galloway in a manner that addresses specific localised needs.
- Rural Housing Body – a charitable organisation, core funded by Scot Govt.
- Support to Community-led / owned housing throughout the region.
- Strategic engagement with Dumfries and Galloway Council and RSL's.
- Part of Rural Housing Partnership in Scotland with HSCHT and RHS.



Support to Community Organisations

- Currently working on a range of community-led affordable housing projects across D&G.
- Dedicated Project Support role.
- Key factors:
 - Rural Housing Fund from April 2016
 - Scottish Land Fund from April 2016
 - Strategic engagement with key partners and stakeholders
 - Assessing and addressing localised requirements
 - Allowing communities to be proactive about and in control of affordable housing development



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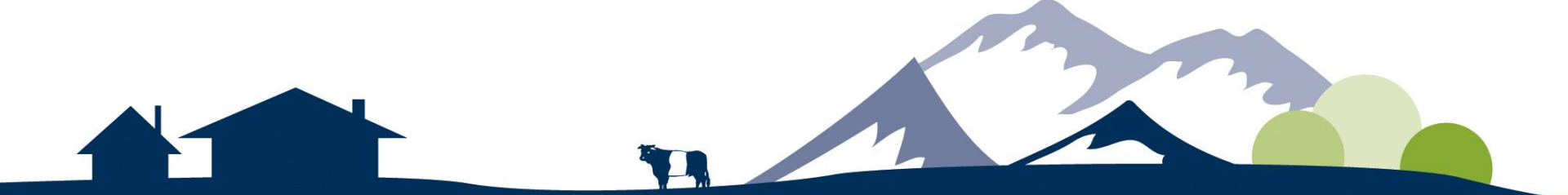
Rural Housing Fund – Community Perspective / Lessons Learned in Year One

- RHF process can be complex, particularly to those previously unaccustomed with the delivery of a Housing Project and, in particular, affordable housing delivery.
- SEEK SUPPORT – the process can also be time consuming and drawn out.
- RHF Project Development Funding is an invaluable resource for communities, allowing the development of robust, costed project plans that minimise risk.
- Take the opportunity to appraise affordable housing demand at a VERY LOCAL LEVEL and remember RHF is not just about new-build housing.
- Scottish Land Fund and RHF are working in a complementary manner; engage with both at the earliest opportunity.



RURAL HOUSING FUND – Key Considerations

- Become familiar / engage support around the RHF Guidance from the outset. Detailed information is required at full application stage – ensure this is being considered throughout Project Development, particularly relative to requirements around detailed project costing and other financial models (eg Discounted Cash Flow).
- Consider the best means of appraising and making a case for LOCAL DEMAND.
- Engagement with your LOCAL AUTHORITY is critical.
- Develop a strategy for COMMUNITY ENGAGEMENT throughout project development and delivery.
- RHF encourages partnership – consider all viable delivery partners.
- RHF grant application requires an indication of overall funding package – also a key element of project development.



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Live Community-led Housing Projects in D&G – examples of varying approaches

- Nith Valley Leaf Trust – Closeburn - 2/3 new homes on a site in DGC ownership.
- Moniaive Initiative – purchase and refurbishment of 2 homes which have failed to sell on the open market in over 10 years.
- Kirkconnel and Kelloholm Development Trust – new build for older people in partnership with an RSL.
- Eskdale Foundation – asset transfer of a former police station from DGC, including the refurbishment of staff quarters into two affordable homes.
- St Ann's, Johnstonebridge – private landowner application prepared with close engagement with local CC and CDT – RHF awarded for 10 new build passivhaus.