



Department for  
Communities and  
Local Government

# **Estate Regeneration National Strategy**

## Alternative Approaches

# Introduction

This section of the Estate Regeneration National Strategy outlines alternative approaches to regeneration, focusing on community-led housing.

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## Alternative Approaches

There are a number of alternative approaches to housing supply, many of which sit under the broad heading of community-led housing. This term is commonly used to describe homes that are developed and/or managed by local people or residents, most commonly in not-for-profit organisational structures. These can include co-operative housing, community land trusts, development trusts, self-help and self-build housing, community-led housing associations, mutuals and almshouses.

Community-led housing approaches fully engage local people and cater for different local needs and markets. They are likely to result in increased community sustainability as all parties involved in the development have a vested interest in its success.

Recent assessments of community-led housing approaches have indicated that developments are innovative, built to a high standard and are often environmentally sustainable. They relate directly to local housing need and are affordable.

Co-operative home ownership options may also make the transition from affordable rented homes to home ownership more accessible for the local community.

### Community-led housing and estate regeneration

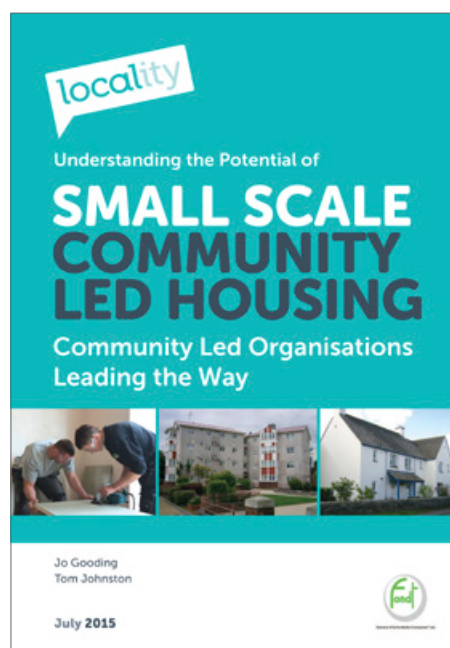
The benefits of community led-housing approaches to regeneration include:

- Smaller overheads and increased local accountability
- Long-term investment in the project
- The development of locally owned assets, jobs and economic improvement

Community-led housing organisations can more easily engender support from residents and the wider community than traditional developers. It also suits smaller projects which may not be attractive to larger developers.

In the 2016 budget, government announced a new £60m per year fund to support community-led housing groups located in areas particularly affected by the issue of second homes.

## Resources

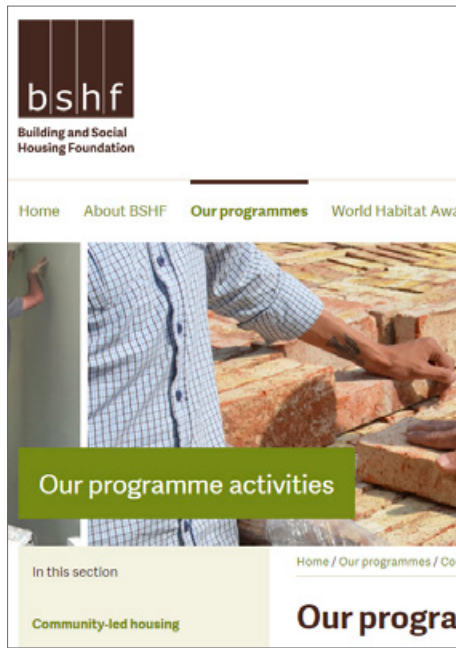


*Understanding the potential of small scale community-led housing*

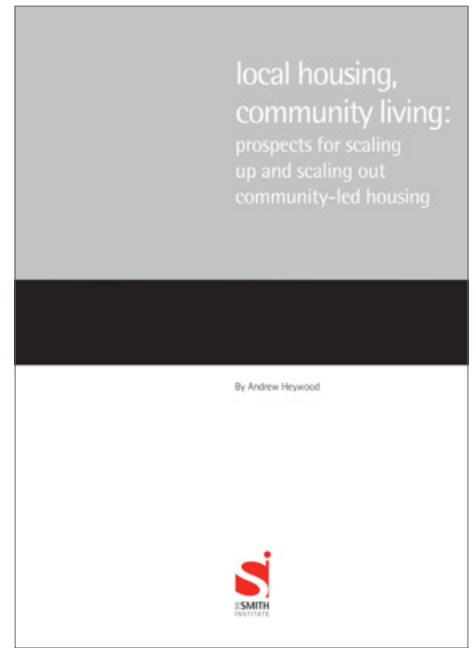
Locality 2015



*Community-led housing case studies*  
Confederation of co-operative housing  
2015



*Community-led housing resources*  
Building & Social Housing Foundation



*Prospects for scaling-up and scaling out community-led housing*  
Smith Institute 2016

