



No place like home: the role of communities in solving Britain's housing crisis

Chat Transcript

14:02:44 From Trin to Everyone : Thank you for joining Big Tent Digital today for our event with Local Trust and FINN Partners: No place like home: the role of communities in solving Britain's housing crisis

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Thank you to everyone who shared questions when registering - we also encourage everyone to share your questions, comments, thoughts and ideas in the Chat throughout today's discussion. We'll get to as many of these as we are able.

We expect this event to last an hour, after which we will stop the recording and you are invited to stay for a short while after for a more informal discussion.

Please keep your mic muted at all times unless invited to speak by the Chair.

14:08:26 From Trin to Everyone : Toby Lloyd, Chair, No Place Left Behind: the Commission into Prosperity and Community Placemaking: <https://www.createstreetsfoundation.org.uk/no-place-left-behind/>

14:12:26 From Trin to Everyone : Thank you to everyone who shared questions when registering - we also encourage everyone to share your questions, comments, thoughts and ideas in the Chat throughout today's discussion. We'll get to as many of these as we are able.



14:16:29 From Trin to Everyone : Rt Revd Dr Graham Tomlin, Bishop of Kensington and Vice Chair of the Archbishop of Canterbury's Commission on Housing, Church and Community:

<https://www.archbishopofcanterbury.org/priorities/coming-home>

14:21:50 From Stephen H to Everyone : Toby's diagnosis to the very accurately described multiple objections to community led housing...more community involvement...puts his finger on the real point. All those objections are rarely applied equally and objectively to all other forms of housing, so are they really cover for people in positions of power not liking communities/citizens interfering with their autonomy to do what they want. The latest session on the Grenfell Enquiry which started yesterday will have plenty of evidence to illustrate that. So how will communities exercise real control and power over their housing solutions?

14:27:54 From Trin Gong to Everyone : Tom Chance, Chief Executive, National Community Land Trust Network:

<http://www.communitylandtrusts.org.uk/>

<https://www.communityledhomes.org.uk/>

14:29:13 From James M to Everyone : Question for Graham: do you have an estimate for how many homes could be made possible through the use of church land? And do these tend to be in rural areas or is there much developable land in urban areas too?

14:30:25 From Trin to Everyone : Sue Hunter, Chair, Land Development Group, Distington Big Local (slides will be made available on the Big Tent website)

14:34:57 From Molly D to Everyone : As some who works helps private renters at risk of illegal eviction and high insecurity of tenure, Graham's point about sacrifice and needing to spread the burden of risk/sacrifice is hugely important. For all the speakers, how do we move towards a private rented sector where the balance of power lies more every across landlords and tenants (perhaps in light of the upcoming Renters Reform Bill)?

14:37:30 From David A to Everyone : I take Toby's point about public subsidy, and not funding homes in prosperous areas, but there is surely an argument for targeted revenue support for groups wanting to get going with a project - possibly even more importantly than capital funding.

14:38:28 From Toby Lloyd to Everyone : Molly: this is one that needs action at national, legislative level and at the local, community level. The Renters Reform



Bill must give renters proper security, because that's the only way to rebalance power between landlords and renters: <https://rentersreformcoalition.co.uk/>
At the local level, we need to fund and support community agencies like Back on the Map (Sunderland) or Giroscope (Hull) to acquire properties and do them up for letting at reasonable rates - and to out-compete absentee and exploitative landlords.

14:38:46 From Trin to Everyone : Pre-submitted question:
How do we expand activism and support for an alternative future for housing beyond the politically committed so that everyone can access an affordable, secure, fulfilling home over which they have an appropriate degree of control?

14:44:20 From Toby Lloyd to Everyone : David - absolutely agree. The split between capital and revenue funding is a classic example of national bureaucracies not understanding and obstructing positive action by communities. To overcome the wrong-but-understandable reluctance to fund prosperous areas we need better methods of land value capture to prevent subsidy leaking out into higher land and property prices - CLTs are a great way of doing this.

14:48:17 From Graham Tomlin to Everyone : Agree David - we need a national community housing fund that enable projects to get off the ground - the costs of initial feasibility studies, pre-planning advice etc is huge and is a real disincentive for groysp wanting to do the kind of development Sue is talking about..

14:49:03 From Neil M to Everyone : Thanks all - brilliant range of answers, from diverse perspectives. That strikes at the heart of it, the need to bring together the widest range of people to address housing problems and to do so related to real experiences

14:49:15 From Trin to Everyone : Pre-submitted question: How do we persuade communities, currently predisposed against new developments to adopt a change of attitude and inclined to see potential benefits to their backyard?

14:51:12 From David W to Everyone : Yes, it feels to me that key objectors won't engage until the point of 'threat'

14:52:25 From Sue M to Everyone : There was a recent announcement that the Community Housing fund was going to be reinstated @£4m . Do we know when the funding will be released and will it be via Homes England as before. The fund was very useful before and I know some community schemes have had to be abandoned with the funding being pulled last year which is really disappointing



14:54:11 From Tom Chance to Everyone : Sue, we are working with the Government on the Community Housing Fund, trying to get it re-opened ASAP. We're holding a briefing for our members in April if you're a member of our network?

14:54:52 From Neil M to Everyone : From my experience of working as an urban planner (on large scale extensions) people don't want standard, volume-housebuilder designs, suburban extensions, lots of car parking etc. Part of the issue is that this is what people often think 'development' is - we've allowed a particular development industry to balloon and become the system and squeeze out alternatives. Community-led/owned housing can challenge this, be leading examples of quality, and properly considered development that meet local needs (rather than being speculative)

14:56:02 From Molly D to Everyone : Toby - thank you for that. The organisation I work for, Safer Renting, is a member of the Renters Reform Coalition already, which is great! Thank you for that information on Back on the Map and Giroscope, definitely worth looking into.

14:57:53 From Trin to Everyone : Pre-submitted question: Beyond additional funding, what can central government do to support local communities to build more housing/improve housing in their local area?

14:58:09 From Graham Tomlin to Everyone : Sorry everyone - I have to head off for another call soon at 3pm. Really interesting discussion. Thanks for organising it!

14:58:35 From Toby Lloyd to Everyone : Molly - great, I'm part of Generation Rent, which is in the coalition too.

15:00:28 From Kim A to Everyone : Thank you for the invitation to listen in today. We are SO18 Big Local in Southampton acting as a critical friend to Southampton City Council who are demolishing old social housing blocks of flats and rebuilding 675 new homes. A lot of what has been said is relevant to us, learning on the hoof, become experts in our own field, and knowing what our community want and have a voice. I have to leave the meeting now. Again many thanks.

15:02:06 From David A to Everyone : Govt could also recognise the particular opportunities and benefits of community led housing in legislation, to offer tax incentives etc. Thanks all



15:02:27 From Trin to Everyone : Thank you to our partners today; Local Trust and FINN Partners for their support and to our wonderful speakers for giving their time to participate and to you all of you for joining.

The recording will now stop, and we welcome everyone to stay for a short informal discussion.

A full replay (including a write-up, speaker's presentations + chat transcript) will be made available on our website: <https://bigtent.org.uk/digital-replays/>

15:10:23 From Stephen H to Everyone : I'm greatly cheered up...devolution is the key! Thanks for a great session. Stephen

15:14:30 From Sue M to Everyone : To be able to access Homes England affordable housing fund for capital grant on land you own you will be required to be a registered provider unless you are willing for a housing association/ RP to develop the scheme / own the land - hope this helps. The registration process is one barrier for community groups as it is one of those examples of one size fits all and doesn't address the registration of smaller organisations who may only intend to develop one scheme for a generation

15:16:43 From kay s to Everyone : Thanks ! Really interesting!