



Housing LIN

Connecting people, ideas and resources

Promoting Diversity in Housing for a Diverse Older Population

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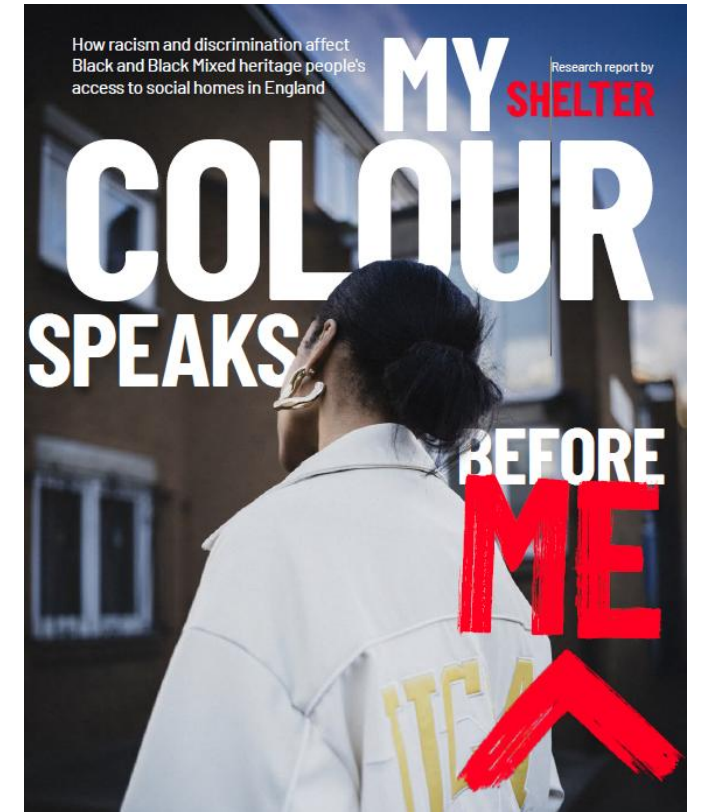




Over four decades of struggle by BAME communities, bolstered by legislation, and statutory & regulatory codes from the 1960s onwards, have failed to confront adequately and systematically, racial disadvantage and discrimination in housing (Shelter)



Black and Minority Ethnic communities are discriminated against in housing planning, allocation, management and access. This discrimination is partly reflective of structural inequalities and discrimination embedded in labour markets and social welfare policy (Rogaly et al, 2021)



What is Community-led development - NPPF

- A development taken forward by, or with, a not-for-profit organisation, that is primarily for the purpose of meeting the needs of its members or the wider local community, rather than being a primarily commercial enterprise.
- The organisation should be created, managed and democratically controlled by its members, and membership of the organisation should be open to all beneficiaries and prospective beneficiaries of that organisation.
- It may take any one of various legal forms including a co- operative society, community benefit society and company limited by guarantee.
- The organisation should own, manage or steward the development in a manner consistent with its purpose, potentially through a mutually supported arrangement with a Registered Provider of Social Housing.

Drivers

- Potential for CLH to act as a vehicle ...
- Homes England self commissioned unit
- NPPF, Devolved White Paper, Procurement Act,
- Local Homes Campaign

#PlanForHousing
to build more
social homes

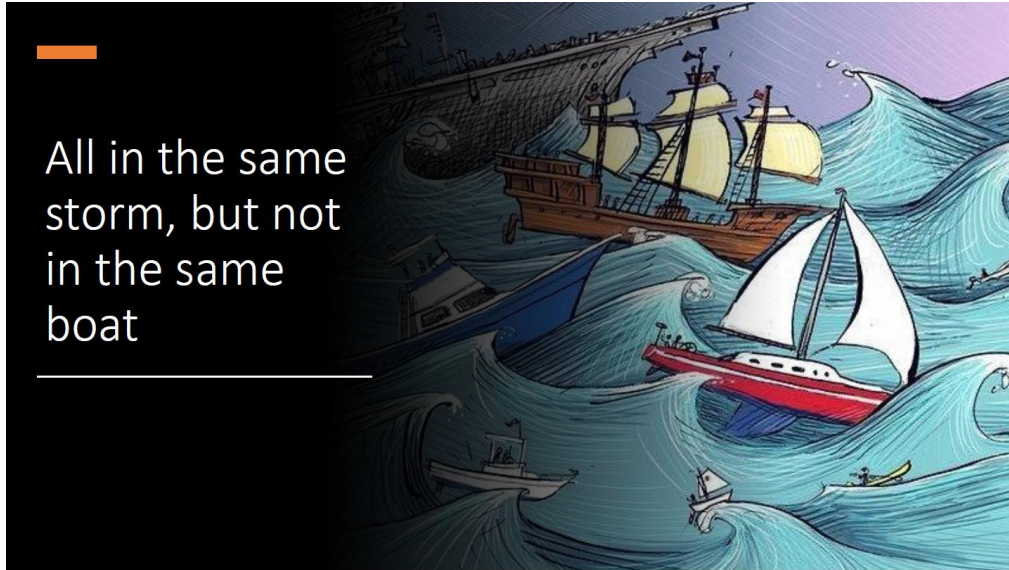
BUT....

- Sale of HA Street Properties – upward trend
- Small sites often overlooked in favour of bigger sites
- Large Developments
- CiH and NHF strategy and policy does not incorporate CLH



Community-led housing for all: Opportunities and challenges for black and minority ethnic community-led housing

All in the same storm, but not in the same boat



Community-led housing for all

Opportunities and challenges for black and minority ethnic community-led housing



Rationale for Research

- Housing Inequality (access, affordability, discrimination), Homelessness, Disproportionality, negative social capital and agency
- Long history of black and minority ethnic communities utilising community-led housing to enhance and expand available housing solutions – not visible in literature
- Community-led housing sector practitioner and recognised the sector's potential to address existing inequalities within housing. BUT... leadership, training, funding, resources, housing schemes, beneficiaries!!!....
- Community Land Trusts originated from Civil Rights Movement yet only 1 of the 26 CLH hubs nationally were black-led. Whole sector eco-system is not creating housing solutions and building strong, empowered black and minority ethnic communities

Aims and objectives of this research

2 year project. Partnership between academics and practitioners. Funded by range of organisations including CCH, Nationwide and Tudor Trust – prominent. Advisory Board.

Aims

- Raise awareness of the barriers encountered by black and minority ethnic communities when accessing community-led housing.
- To enhance understanding and the benefits of community-led housing to black and minority ethnic communities and relevant stakeholders (Infrastructure Bodies, Central Government, Councils, Funders, Housing Associations)

Key Findings 1

Benefits of community-led housing and importance of Partnerships

- Developing community-led housing enhanced their ability to influence and own planning and development processes, in addition to providing more secure and affordable housing for communities under-served by other forms of housing provision.

Representation and awareness of black and minority community led housing

- Awareness of community-led housing among black and minority ethnic communities is low.
- Limited awareness of the benefits of community-led housing among public sector, civic and advocacy organisations.
- Black and minority ethnic communities have a history of creating affordable housing through cooperatives and associations

Key Findings 2

Resources and support

- Inconsistent policy processes,
- Difficulty accessing funding and inconsistent support systems (technical, guidance) that are unsupportive of community agency. E.G. under-representation in allocations and limited proactive promotion of social lending opportunities)

Recommendations (1)

Infrastructure bodies

- Strategy – To grow BME community-led groups and BME accredited advisors in the sector.
- BME community-led peer-to-peer group
- Catalogue success stories and inspirations
- Partnerships for Housing Delivery - such as with housing associations, can be developed and adapted

Housing Funders

- Promotion and dissemination of funding opportunities
- Ringfenced funding allocations – revenue and capital
- Data collection methods - monitoring equity of funding allocations.
- Evaluation of Government Funding schemes e.g.. Community Housing Fund explore allocations to and representations of BME communities
- Homes England proactively encourages black and minority ethnic community led housing

Recommendations (2)

Councils and Devolved Government

- Promote opportunities for land disposal and acquisition - self-build registers and, targeting of community-led housing land disposal policies
- Develop inclusive planning and engagement processes within existing frameworks
- Combined Authorities - consider how the needs of BME communities are reflected in their commitments to community-led housing

Housing Associations

- Delivery models developed and adapted to the benefit of BME communities developing community-led housing. (e.g. small sites and alternative approaches to asset disposal).

Housing 21 Cohousing model and flagship scheme Rupali Court, can be found on our website here <https://www.housing21.org.uk/partners-investors-and-stakeholders/cohousing/>

“There is no doubt that collaborative housing will become more and more important as it includes also the element of support and solidarity that many people will be looking for.”

While the research champions community led housing and its potential to address racial inequalities within the housing system and empower communities experiencing racial inequality.....

There's still a long way to go...



Community-led housing for all

opportunities and challenges for black and minority ethnic community-led housing

