21 Main Street, Wigtown, Dumfries and Galloway

SURF Shared Learning Workshop 4 May 2023







South of Scotland Community Housing

- **COMMUNITY-LED HOUSING ENABLER** support, facilitate and enable affordable community-led housing delivery within the context of community-ownership of land and assets.
- Focus on solutions that target local needs and allocations, but also repopulation. Long-term project lifecycle support to communities and HOLISTIC APPROACH TO COMMUNITY-LED REGENERATION, EMPOWERMENT and PLACE-MAKING.
- PARTNERSHIP strategic engagement with Scottish and Local Government and a range of national agencies and organisations:
 - Regional Strategic Partnership with Councils, Housing Associations, South of Scotland Enterprise
 - Scotland engagement with Community Land Scotland / Scottish Land Commission / Communities Housing Trust
 - European UK networking via Nationwide Foundation / SHICC (Interreg NW Europe) / ECLTN
- Currently engaged with 40+ communities in Southern Scotland Southeast support from Nov 2022

Community-led Housing - Wider Policy and Funding Context

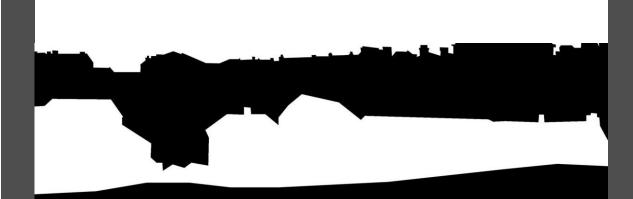
- Perpetuity affordable housing within wider context of community ownership of land and assets contributing more sustainable, resilient communities.
- Community Empowerment
 - Community Empowerment (Scotland) Act 2015 facilitates Community Asset Transfer
- Land Reform
 - Land Reform Acts 2003 and 2016 Community Right to Buy and Scottish Land Fund
- #Housing2040 March 2021 platform for Community-led Housing and Regeneration (inc Rural Housing Fund) – Action Plan (Spring 23) and urban commitment
- Mixed tenure development potential affordable rent and ownership (burden) and other partnerships
- Hyper Local Demand and Demographic Profile
- NPF4 and Place Planning housing as integral element of community resilience, regeneration and growth
- Economic growth in SoS impact of housing supply and engagement with SOSE

SOSCH – Housing Challenges to SoS Communities – CLH solutions

- Pressures on "locally affordable" housing supply
 - Undersupply of safe, warm, low-energy (affordable running costs), secure homes for rent/purchase, particularly for families and older residents
 - Repopulation agenda
- Shifting demographics planning for ageing population and pressure on health services
- Heated property market and second home ownership exacerbated post-Covid
- Shrinking private rental market
- Key Workers housing impacts upon recruitment
- Town Centre decline absentee ownership, permanent change to retail markets, depopulation
- Pressure on services in rural settlements and smaller towns schools, businesses
- Increased development cost and supply chain Community Wealth Building agenda
- Housing and Social Equality
- Community response to climate emergency and fuel poverty Net Zero

2017 – CLOSURE OF WIGTOWN BANK OF SCOTLAND





Wigtown & Bladnoch Community Initiative

sosch.

South of Scotland Community Housing

- HNDA local demand profile
- Project Development Package
 - SLF/RHF/AHF
- Project Development Team
 - Hazel Smith Architects
 - McGowan Miller QS
- Consideration of Non-Housing Uses (Community Enterprise)
- Significant Community Consultation
- Case for Community Acquisition and Community Right to Buy (ballot)



- Acquisition by WBCI in 2019 successful CRTB and SLF Stage 2
- Capital Grant Package
 - Rural Housing Fund
 - D&G Town Centre Living Fund
 - Scot Govt Town Centre Capital Fund
 - Community Windfarm Funds
- Procurement of Contractor Luce Bay
- Continued community engagement
- Challenges of Covid and site amenities

 project delay
- Planning for allocation and management



• Completion 2022:

- Two community-led homes 3 bed family home and 1 bed wheelchair accessible tenancies secured
- Book Town Bunkhouse community-run, 3 jobs booktownbunkhouse.co.uk
- Community growing space/allotments
- Mixed-use High Street regeneration
- Complex funding package
- Delivery success = partnership











sosch.

South of Scotland Community Housing

SOSCH – PARTICIPATION IN KNOWLEDGE EXCHANGE – GROWING THE CLH MODEL

- SHICC Project 2017-2021 NWE Interreg Programme to test and develop urban CLH
- European CLT Network- new network to mainstream CLH in response to affordable housing crisis & climate crisis – launching in Barcelona, 9th June
- Nationwide Foundation "Backing Community-led Housing" - engagement across UK-wide funding programme, sharing learning with CLH Hubs in England and Wales
- Communities Housing Trust partnership working to promote and raise profile of Community-led housing model across Scotland and series of joint blogs.



