

21 Main Street, Wigtown, Dumfries and Galloway

SURF Shared Learning Workshop  
4 May 2023


**sosch.**

**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
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- A stylized illustration of a community-led housing development. It features a tall, multi-story apartment building with a grid of windows, a smaller house with a gabled roof and an arched doorway, and several trees in various shades of green and brown. The background is a solid dark red color.

# 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**

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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](http://booktownbunkhouse.co.uk)
- Community growing space/allotments
- Mixed-use High Street regeneration
- Complex funding package
- Delivery success = partnership









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## 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, 9<sup>th</sup> 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.

